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I. INTRODUCTION

I. INTRODUCTION

A. VISION STATEMENT

The City of Leon Valley will be an exemplary community, deeply committed to the preservation of natural resources, the enjoyment of the arts and outdoor recreation and appreciation of the area's historical significance.

The City shall recognize the delicate balance between future growth and existing development and the neighborhood communities. The City shall strive to promote a compatible business environment that will maintain a healthy economy. The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing, harmonious signage. The City will promote pedestrian friendly connections between the City's physical elements, as well as the safe and efficient flow of street traffic.

The City of Leon Valley will maintain its trailblazing legacy of leadership by fostering and encouraging collaborative participation by its residents, businesses, and civic partners to sustain Leon Valley as a community of choice.

B. PURPOSE

Each community government has the obligation to advance the health, safety and general welfare of its citizens on a continuing basis and to maintain an orderly environment for self-advancement. City governments endeavor to address this obligation directly through the provision of services, such as fire, police, and emergency medical services; and the construction, management, and maintenance of certain portions of the infrastructure. Other city-owned facilities, such as parks and libraries, can address the general quality of life in a community. The City can also, through its land use policies, influence, or in some cases direct, the private development and uses of land to optimize the relationship between land uses and the welfare of its citizens.

The Master Plan is designed to serve as a tool to assist the community decision makers in meeting their primary obligation. Each goal, objective, and policy contained in the Plan is adopted with this purpose in mind.

As an official public policy adopted by the City, the purpose of the Master Plan is to guide decisions about the physical development and programs of the community. The Master Plan is not intended to be used as a law, but as a well-informed policy guide that describes the desired future of the City in broad terms.

GOALS AND OBJECTIVES

DEFINITION: Goals and objectives represent a point of direction by which the community's desires are put to action through a plan which consists of values and acts as a means to a desired end.

The goals and objectives presented in the Master Plan are intended to:

- (1) Guide day-to-day planning, engineering, and financial decisions by the City;
- (2) Foster communication between the City Council, staff and citizens by placing the government's future intentions on public display;
- (3) Provide a coordinating mechanism between City departments, other governmental and quasi-public agencies, and private developers; and,
- (4) Establish a basis for land use regulation and public investment, which govern the growth of the City.

To achieve its influence over various land use and policy decisions, the Master Plan should be dynamic and furnish clear guidance and provide sufficient flexibility to enable it to adapt to unforeseen events and trends. The Plan must, therefore, strike a balance between general guidance and suggestions for specific activities and events.

MONITORING PROCEDURES

It is intended that the Master Plan reflect the vision for the City's future growth and development. For the process to be successful, the Plan must receive continuing review and support by public bodies and private citizens. The Master Plan must be updated to maintain its relevance to conditions in the City and to retain support from the public and private interests. Past predictions and projections must be evaluated for accuracy and must be revised for practical application. To accomplish this continuing review, the City requires that the Zoning and Land Use Commission review and make recommendations for revision to the Master Plan every four (4) years commencing in 1995.

In the 1992 revision of the Master Plan, the Zoning and Land Use Commission and the City Council used a randomly distributed Citizen Survey to acquire private citizens' views and concerns to help them formulate their decisions in the best interest of the citizens. The citizen surveys identified important issues and concerns to Leon Valley and served as a guideline in the development of the Master Plan.

In the 1995 review of the Master Plan, the Zoning and Land Use Commission held a series of public workshop sessions to discuss the various components of the plan and the respective neighborhood and commercial planning matrices. In making recommendations for the 1995 Master Plan revisions, the Zoning and Land Use Commission also reviewed the City's growth and development patterns since 1992. The Commission formulated their decisions in the best interest of the citizens, utilizing both the information from the workshop sessions and land use activity data.

In the 1997 review of the Master Plan, the Zoning and Land Use Commission utilized the 1996 Hotel Occupancy Tax Study and the 1997 Economic Development Study in making recommendations for the revisions. The Commission also used prior rezoning requests dating back to the 1995 Master Plan revisions as a point of reference for any necessary revisions to the Plan.

Similarly, the Zoning Commission has used the newly incorporated Vision Statement, previous zoning and specific use permit cases and public input for their 2003 review of the Master Plan. The Commission and City Staff have also incorporated elements of the community's Leadership Programs, along with an evaluation of the tax revenue report and economic development trends of the City.

B. AMENDMENT PROCESS/AMENDMENTS PROPOSED BY PETITION

The Master Plan is reviewed and updated by the Zoning and Land Use Commission and the City Council every four (4) years.

In addition to these 4-year reviews, the City Council can initiate amendments to any of the various sections of the Master Plan at any time.

All amendments must be reviewed by the Zoning and Land Use Commission, which shall make a recommendation to the City Council. Failure by the Commission to make a recommendation shall be considered a recommendation against any change in the Plan.

Leon Valley citizens and all owners of real property in the City of Leon Valley may initiate City Council review of any section of the Master Plan by submitting a petition signed by seventy-five or more Leon Valley citizens or owners of real property in Leon Valley.

Said petition must specifically identify the portion or portions of the Plan which are to be amended and should state reasons for such amendment(s).

No more than forty-five (45) days after the submittal of a valid petition the City Council shall initiate a review by the Zoning and Land Use Commission of the amendment(s) proposed by petition.

The City Council, after receiving the recommendation of the Zoning and Land Use Commission, shall act on the amendment(s) proposed by petition, either approving or rejecting the proposals. In all cases, action shall be taken by the City Council on amendments proposed by petition within 180 days after a valid petition is submitted.

C. FRAMEWORK

The 1986 Master Plan provided land use policies in a narrative form. The 1992 revision of the Master Plan divided the City into planning areas and applied planning element components in matrix form to these planning areas. The 1995 review provided an introductory page for each Neighborhood Planning Area which includes a neighborhood profile and appropriate goals, objectives, and strategies for each neighborhood. The 1997 review incorporated several new objectives for each Neighborhood Planning Area including a city-wide speed hump policy within the neighborhood housing areas and Capital Improvements Programming. The 2003 review is designed to be a more user-friendly, yet concise plan, which emphasizes the City's Vision Statement and can be used as a guide for potential developers and residents.

The Master Plan is divided into five sections. Section One (Introduction) describes the Master Plan and the City of Leon Valley. Section Two (Data and Description) identifies existing conditions and trends that may affect future development. Section Three (General Land Use Plan) describes the City's vision for future development and land use goals. Section Four (Planning Elements) identifies and categorizes specific planning elements as well as specific planning areas pertinent to the development of the City and Section Five (Appendix) contains any additional facts and figures.

Each planning element component states goals, objectives and recommended strategies for the development of Leon Valley.

Section Four identifies five planning elements important to the proper development of Leon Valley. These components are as follows:

X Transportation and Thoroughfare, represents the desired arrangement of transportation facilities to meet the community's mobility and circulation needs;

X Community Services, strives to provide proper safety and welfare for citizens by providing public facilities and services;

X Environment, addresses health, safety and appearance issues for citizens as growth and development occurs;

X Commercial/Economic Growth, focuses upon creation of new businesses within the community to provide services and revenue for the City's growth and well being; and,

X Housing/Neighborhood, describes the variety of desirable housing types; encourages safe sanitary living conditions and illustrates neighborhood character and identity.

NOTE:

1) Within the Commercial/Economic Growth and the Housing/Neighborhood Components, the City is divided into seven Commercial Planning Areas and fourteen Neighborhood Planning Areas, respectively. These Planning Areas are accompanied by matrices which allow policies to be identified and reviewed for the City using six planning elements: land use, commercial corridor/interface, housing/neighborhood interface, transportation, community services, and environment.

The matrices are not intended to take the place of the fully developed components; rather, they are designed to make the document integrated and user-friendly.

The maps contained within this Master Plan are representative of the 2003 pattern of zoning districts.

Subsequent changes in the land use patterns of the City after June 2003, may affect the accuracy of the maps contained within the Master Plan document.

Commercial and neighborhood area maps are provided for illustrative purposes only and are not to scale.

Users are strongly encouraged to contact the City regarding the current zoning of a particular parcel of land.

The Community Development Department (210) 684-1391 ext. 226.

MATRIX ABBREVIATIONS

The following abbreviations are used throughout the commercial and neighborhood matrices and are provided as a reference.

ZONING DESCRIPTIONS

R-1 - Single-Family Dwelling District

R-2 - Two-Family Dwelling Districts

R-3 - Multiple-Family Dwelling District

R-3A - Multiple Family Retirement Community

R-4 - Townhouse District

R-5 - Manufactured Home District

R-6 - Garden House District

O-1 - Office District

B-1 - Small Business District

B-2 - Retail District

B-3 - Commercial District

I-1 - Light Industrial District

D. HISTORICAL SETTING

Leon Valley is named for Leon Creek, a tributary of the Medina River. The creek passes under Bandera Road about one-half mile north of the City limits. The creek has yielded various clues about the ancient history of the area. There are many shells in its banks indicating that the area was once part of the sea. The hip and thigh of a mastodon, as well as stone artifacts that pre-date the bow and arrow, have been found in the Leon Creek basin. Leon Creek was once a continuously running stream with many small caves that may have been used to shelter man or beast. The first settlers related that in the early 1800's the area was covered with buffalo grass and there were few trees.

The Leon Valley area has evidently always been a hospitable place to live. The Leon Creek was a popular campsite for wandering Indian tribes. More than 1,000 arrowheads and Indian artifacts have been found in the Leon Valley area. The Tonkawa were the primary inhabitants. A Tonkawa Indian burial site was discovered on the west bank of Leon Creek, near Bandera Road.

The Leon Valley area was the site of a stagecoach stop on the route from Bandera to San Antonio. Leon Valley was considered a dangerous area for wagons and stagecoaches because the hills were steep, there were two creeks to cross, and the ground was often muddy. The Huebner house, now known as the Onion House, built more than 150 years ago stands across Bandera Road from City Hall. The house was occupied by the Onion family in the 1930's and is the oldest existing structure in Leon Valley. Musket balls and Indian artifacts have been found in its walls. The Stagecoach Inn, as the house is known, and the many legends and stories of Indian and bandit raids are still a part of local tradition.

The citizens of the area were faced with the choice of annexation to the City of San Antonio; therefore, the City of Leon Valley was founded with the filing of a petition to incorporate, bearing 133 names. Following an election, Leon Valley was successfully incorporated on March 31, 1952, and Raymond Rimkus was elected the City's first mayor. By 1970, Leon Valley had just over 2,000 residents, but during that same decade the City's population grew to over 9,000. In the 1980's, the rate of residential growth slowed and Leon Valley entered a period of dynamic commercial growth. In the 1990's, the City looks forward to maintaining its reputation for offering "small town hospitality with big-city advantages."

E. INTRODUCTION TO PRESENT LEON VALLEY

Leon Valley, a suburban community of approximately 10,000 people, is positioned at the virtual center of a dynamic quadrant of the San Antonio Metropolitan Area. Not only has this area had a significant population increase over the last decade, but it has also shown a significant increase in employment centers and tourist attractions. These factors, combined with an effective local government and exemplary community services, make Leon Valley an attractive location for a home or business.

Fortuitous physical location is only one reason to locate a residence or business in Leon Valley; the City also provides excellent fire, police, and emergency medical services. Citizens and business owners can expect a quick response time to emergency calls, so services are received in time to make a

real difference. The City has also shown awareness of the need to preserve the environment by being the first community in the San Antonio area to institute a solid waste recycling program. Since 1992, the City has continued its environmental efforts by implementing several innovative approaches including: an oil and filter recycling igloo, community garden plots, compost demonstration garden, and a water conservation rebate program. Many of Leon Valley's public facilities are located in the center of the community and include: Raymond Rimkus Park, Leon Valley Activities Building, Leon Valley Public Library, and the Leon Valley Conference Center. Raymond Rimkus Park is the community's outlet for outdoor recreation. The Park also houses a Pavillion which is used regularly for a nominal fee. The Leon Valley Activities Building is a multi-purpose meeting, recreation and community facility. The Leon Valley Public Library was renovated in 1992 and provides literature, expanded services, and materials to the community. The newest addition to the City is the Leon Valley Conference Center. The Conference Center was completed in 2001 and was designed to attract business clientele. The Center's primary usage is for seminars and other community or business related programs. Leon Valley strives to be a comprehensive community going beyond the traditional definition of a "bedroom" suburb.

Leon Valley can no longer grow beyond its current size of 3.5 square miles. Approximately 90% of the land is developed; however, some of the larger undeveloped tracts are among the most visible locations, thus influencing the look of Leon Valley for years. Although the number of development sites is relatively few, they are quite important to the nature of the community. These new developments, however, will contribute only minimally to the improvement and extension of the infrastructure. Also, as the large neighborhoods established in the seventies grow older, more resources will need to be devoted to maintenance of the infrastructure and the structures themselves. Residents and property owners must currently address the maintenance of their property, but the responsibility for the maintenance of the infrastructure should be monitored by the City.

This Master Plan identifies the strengths, needs, and concerns of each neighborhood within the City. The commercial areas also receive special attention with an emphasis on the long term ability of the areas to support viable businesses. These businesses contribute much to the ability of the City to maintain and improve its services. As Leon Valley enters the new millennium, it will take effort by the City government and its citizens to sustain growth. Our key to the future lies in being the "best maintained" and "best served" community in the area. Critical to that goal is maintaining the balance between commercial and residential interests. This Plan can contribute to that balance and actually advance policies that will support both interests.

Future planning decisions must recognize existing conditions and trends which help shape the development of the City. For example, land development must recognize the limitations of the land itself, such as the construction limitations steep slopes and flood plains present. Likewise, the City must recognize its existing population characteristics and housing trends to adequately project and serve the future population.

F. MAP OF LEON VALLEY

II. DATA AND DESCRIPTION

II. DATA AND DESCRIPTION

The City must recognize and utilize existing trends in shaping the growth of our community. The Data and Description section identifies existing conditions and trends that may affect future development in the City of Leon Valley. The information is intended to foster informed decision making during the development process.

A. TOPOGRAPHY AND TERRAIN

1. PHYSICAL FEATURES

The Balcones Fault Zone is visible when looking west from Leon Valley. This large uplift and related minor faults provide the topographical features found in Leon Valley.

2. TOPOGRAPHY

The area consists of gently undulating topography with grass and tree vegetation. Even though Leon Valley gets its name from the valley of the Leon Creek, the valley itself is to the northwest of the major portion of the City of Leon Valley. The City itself is characterized by hills, with Huebner Creek bisecting the City in a northeast-southwest line. Zarzamora Creek runs north-south at Loop 410. The elevation ranges from approximately 820 feet at the bottom of Huebner Creek to approximately 900 feet at the tops of the hills. With the Leon Creek valley immediately to the west resulting in slightly lower elevations, the higher elevations of the hill country serve as the major vista to the northwest along the higher elevations of the Huebner Creek valley.

3. SOILS

The soils may be grouped into several generalized strata with similar physical and engineering properties. The uppermost along and within floodplains is frequently dark gray clay with gravel. These clays are highly plastic with tested liquid limits ranging from 69 to 79 percent and plasticity indices ranging from 46 to 51.

The next strata consists of tan clay with caliche and gravel with some iron staining. These clays are moderately plastic, with tested liquid limits ranging from 39 to 48 percent. The soils found in Leon Valley are:

- * Tarrant-Brackett Shallow and very shallow soils over limestone
- * Austin-Tarrant Moderately Deep and very shallow clayey soils over chalk and marl
- * Lewisville-Houston Black Deep, calcareous clayey soils in old alluvium
- * Venus-Frio-Trinity Deep, calcerous soils on Creek bottom lands and terraces

4. FLOODPLAINS

The major floodplain of Leon Valley is Huebner Creek. The Huebner Creek flood prone area, northeast of Bandera Road, includes the large undeveloped tract at Bandera Road, the Northwest Little League baseball fields, some residential lots, and the City=s Raymond Rimkus Park. Zarzamora Creek affects the southeast portion of the City, in particular, the N.W. Industrial Drive area. Areas to the east of Evers Road along Huebner Creek have been developed at elevations that appear to provide a reduction in flooding potential. The El Verde and Jeff Loop Road areas are within the regulatory flood plain.

The floodplain of Apache Creek does not necessarily encroach upon existing housing, but it is adjacent to Althea Drive. In 1999 the City of San Antonio reduced the flooding potential of the area by putting into place new flood control measures. Since that time, the Flood Emergency Management Agency has developed flood maps detailing the Huebner Creek floodplain.

5. CLIMATE

The average annual temperature is 68 degrees. The average temperature in January is 44 degrees and 82 degrees in June. Average annual rainfall is 27.9 inches. The average humidity is 60 percent. Winds prevail from the southeast. Snowfall is rare, occurring only about once every four to five years.

B. UTILITIES

Leon Valley utilities are provided by the City itself, the City of San Antonio and independent utility companies. It is important that the City and these other entities coordinate in their planning efforts to provide the best service to the residents in the most efficient manner.

Electricity Surveyor: City Public Service Board of San Antonio

Natural Gas Surveyor: City Public Service Board of San Antonio
Grey Forest Utilities

1. WATER

Water Surveyor: Leon Valley and the
San Antonio Water System

The water map shows all water lines and mains existing in the City.

Leon Valley currently owns and operates two water wells, each producing 1,000 g.p.m. These wells provide water to 2000 connections (2003 figures).

The highest annual pumpage from 1980 through 1996 occurred in 1996 when 450,818,000 gallons were pumped. The water rights to pump from the Edwards Aquifer were validated in FY 2003 in the amount of 1,589 acres per foot.

During the summer of 1996, the City came under drought management plan restrictions as the water level in the Edwards Aquifer fell below Stage IV Levels. Stage IV restricts pumping to a maximum of 33,270,144 gallons per month. The peak pumped volume in the summer of 1996 amounted to 47,135,000 gallons in July. The City participated with the Edwards Aquifer Authority in 1997 in a pilot Irrigation Suspension Program. The purchase of water rights will provide a buffer during drought periods.

An emergency interconnect with San Antonio Water System (SAWS) was installed in 1995, not as a supplement, but as a backup supply during mechanical failure of the wells.

A water and sewer rate increase was implemented in November of 2002 to provide additional funds for operations. An additional fee for water supply acquisition and Edwards Aquifer Authority management charges were also imposed.

Water Map

2. WASTE WATER

Sewer Collectors : Leon Valley

Sewer mains have generally been over-sized in anticipation of new growth. The existing number of connections is 3,000 with future connections expected to total 4,248. (Figures based on utility service maximum buildout and the 1997 City audit, provided by Leon Valley City staff.)

The waste water map shows all sewer lines and mains existing in the City and serves as the current Waste Water Capital Improvements Plan.

Replacement of some sewer lines will be an ongoing goal as some facilities are failing due to age, ground shift and poor initial construction or materials.

Extension of mains to unserved areas will also be a goal as funds allow.

A Capital Improvements Plan is recommended to identify these facilities and program their replacement or extension. A television study of select sewer mains is conducted by the City of Leon Valley annually. A portion of the sewer system, within the area of Leon Valley which is provided water service by SAWS, was televised by SAWS and reviewed by Leon Valley staff. These efforts are part of a program designed to determine the condition of the Leon Valley sewer system.

3. STORM WATER

Leon Valley has come under the Environmental Protection Agency's mandated Storm Water Phase II programs which are administered by the Texas Commission on Environmental Quality. This program required that the City develop and implement a plan consisting of six (6) water management practices designed to reduce pollution of storm water discharge to the State's water supply. This program is expected to be in place in the year 2004.

Waste Water Map

C. EXISTING LAND USE

1. HOUSING

(Figures from 2000 Census)

Total Housing Units - 3,666
 1 unit, detached - 2,781
 1 unit, attached - 83
 2 or more units - 21
 manufactured - 59

Owner occupied housing units - 2,349
 Renter occupied housing units - 1,078

Total Vacant Units - 96

Homeowner vacancy rate - 1.1% Rental vacancy rate - 3.1%

71.3% of the owner occupied housing units cost between - \$50,000-99,999

Median property value for owner occupied housing units - \$87,400

2. INDUSTRIAL PARKS

(Figures provided by Leon Valley City staff.)

Additional industrial growth within Leon Valley is not anticipated, except in those undeveloped areas already zoned I-1 (Light Industrial).

| AREA | TOTAL SQUARE FOOTAGE |
|----------------------------|----------------------|
| Bandera Road Business Park | 112,500 |
| Leon Valley Business Park | 57,500 |
| West Loop Park I | 170,000 |
| West Loop Park II | 170,000 |

3. SHOPPING CENTERS

(Figures provided by Leon Valley City staff.)

Leon Valley has 1,205,024 rentable square feet of shopping center space. The general trend of shopping center's occupancy in the past five years has been one of sustained growth. The largest shopping centers in Leon Valley are the HEB Marketplace, Old Mill Place and the Leon Creek Shopping Center. The HEB Marketplace shopping center was opened July of 1991 and is expected to maintain a high level of occupancy.

| SHOPPING CENTERS | TOTAL SQ. FT. | SHOPPING CENTER | TOTAL SQ. FT. |
|--------------------|---------------|---------------------------------|---------------|
| Bandera Crossing | 32,000 | Leon Valley Auto Center | 10,000 |
| Bandera North | 31,986 | Leon Valley Center | 60,000 |
| Bandera Plaza | 21, 960 | Lim's Village | 19,200 |
| Bandera Square | 9,400 | Old Mill Place(Bandera Heights) | 153,000 |
| Clear Creek | 80,661 | Oak Plaza Center | 14,640 |
| Crossway Center | 37,000 | Reindeer Trail Center | 29,677 |
| Eckhert Center | 33,000 | Savings Square | 36,112 |
| Grass Valley | 42,000 | Seneca Plaza | 30,795 |
| H.E.B. Marketplace | 185,000 | Stratford Towers | 33,145 |
| Jet Press Plaza | 20,000 | The Market @ Grissom | 58,000 |
| Lebman's Corral | 20,000 | Valley Park | 102,911 |
| Leon Creek | 144,537 | Exchange Plaza | 32,960 |

4. UNDEVELOPED LAND MAP

D. MAJOR THOROUGHFARES

(Figures provided by Leon Valley City staff and the Texas Department of Transportation (TxDOT))

1. BANDERA ROAD (State Highway 16)

The major thoroughfare in Leon Valley is Bandera Road, S.H. 16, which cuts through the center of Leon Valley. Bandera Road provides the only means of vehicular through access, south to north. It provides direct access to the majority of existing businesses and arterial access to many residential neighborhoods and service areas. Bandera Road is a major artery in the San Antonio metropolitan area transportation system, connecting a vast and rapidly developing area of northwest Bexar County with Loop 410.

TxDOT average annual traffic counts on Bandera Road reflect the following changes between 1990 and 2002:

Average Annual Daily Counts

| Location | 1990 | 1996 | 2002 |
|---------------------|--------|--------|--------|
| Jackwood | 61,000 | 55,000 | 55,000 |
| Grissom-Huebner | 49,000 | 51,000 | 54,000 |
| South of Eckhert Rd | 40,000 | 47,000 | 48,000 |
| North of Eckhert | 40,000 | 48,000 | 57,000 |

2. BANDERA ROAD Highway 16

This major thoroughfare extends from Loop 410 at State Highway 16 (SH 16) northwest through the City. In 2002, TxDOT reports 55,000 vehicles per day use on this road. The Texas Department of Transportation has a major thoroughfare project planned to begin in Spring of 2004. This project includes installation of overhead lanes to facilitate the increasing traffic. The overhead lanes are planned to extend from Loop 410 over Wurzbach Road.

3. WURZBACH ROAD

In addition to Huebner Road, Wurzbach Road is the only other thoroughfare providing east/west vehicular through access in the City. It is an integral part of the City of San Antonio Major Thoroughfare Plan and is incorporated into TxDOT planning. During 1997, this street was widened as a Metropolitan Planning Organization/TxDOT program.

The average week day traffic count for Wurzbach Road, west of Bandera Road on February 23, 1996 was 14,857 vehicles per day (provided by W. F. Castella, traffic study consultant).

4. ECKHERT ROAD

Eckhert Road, F.M. 1517, is not within the City of Leon Valley, but Eckhert Road does provide direct collector access, as well as arterial access, to residential and commercial areas in northwest Leon Valley. Eckhert Road is recognized as being an integral part of the City of San Antonio Major Thoroughfare Plan. Its viability and use as a major thoroughfare artery is essential to orderly traffic movement in Leon Valley.

TxDOT widened this street in 1996 and installed critical drainage facilities. TxDOT reports an average daily use of 24,000 vehicles per day in 2002.

5. **EVERS ROAD**
(Week Day Average Traffic Counts Provided by Leon Valley Public Works - 1998)

Evers Road serves as the major residential access street in Leon Valley. It provides north to south access.

| TRAFFIC COUNT SITE | VEHICLES PER DAY (VPD) |
|----------------------------|------------------------|
| Evers at Forest Way | 13,344 |
| Evers Road at Poss Road | 11,953 |
| Evers Road at Huebner Road | 5,059 |

6. **HUEBNER ROAD**
(Week Day Average Traffic Count Provided By Leon Valley Pubic Works - 1998)

The major portion of Huebner Road, east of Bandera Road, effectively serves in tandem with Grissom Road to provide northwest Bexar County's major east to west arterial thoroughfare.

| TRAFFIC COUNT SITE | VEHICLES PER DAY (VPD) |
|--------------------------------|------------------------|
| Huebner Rd., east of Evers Rd. | 18,929 |
| Huebner Rd., west of Evers Rd. | 21,086 |

Refer to Transportation/Thoroughfare Component for further detailed information on Leon Valley Transportation System.

7. **GRISSOM ROAD (FM 471)**
(1997 Traffic Impact Analysis for Timberhill Villa)

FM 471 has four travel lanes and a continuous turn lane. It provides arterial west bound travel. In 2002, TxDOT reported a usage of 19,000 vehicles per day on this street.

8. TIMBERHILL DRIVE
(Huebner Road to the City Limits)

This four-lane arterial street connects areas west of Leon Valley with Bandera Road.

9. POSS ROAD
(Week Day Average Traffic Count Provided By Leon Valley Pubic Works - 1995)

A week day average traffic count on Poss Road between Bandera Rd. and Grissom Rd., reflects 13,902 Vehicles Per Day traffic count.

10. TIMCO WEST

This four-lane arterial connects Bandera Road to Callaghan and points west of Leon Valley.

In June, 1995, Leon Valley Public Works, reported a usage of 12,586 vehicles per day.

11. EXCHANGE PARKWAY

This four-lane arterial connects Loop 410 with Wurzbach Road. Northbound Traffic was measured in 1996 at 3,432 vehicles per day.

E. ECONOMIC INDICATORS OF CITY INCOME

1. TOP TEN TAXPAYERS FOR THE TAX YEAR 2002

| | |
|-----------------------------------|-----------------------------|
| 1. Ancira-Winton | 6. SCIC San Antonio |
| 2. Southwestern Bell | 7. CC Gunn |
| 3. HEB Marketplace | 8. Mill Place Association |
| 4. E.W. Richardson | 9. Puget of Texas |
| 5. Vista Del Rey Ltd. Partnership | 10. Merrimac Associates, LP |

2. TAXES

Based on 2002 Tax Year:

| REAL PROPERTY | |
|---|---------|
| City: | .46878 |
| County: | .336856 |
| Northside Independent School District (NISD): | 1.73750 |
| TOTAL TAX RATE | 2.54313 |

| NON-PROPERTY | |
|---------------------|-------|
| City Sales: | 1.00% |
| State Tax: | 6.25% |
| VIA Tax: | 0.50% |

Based on the 2002 Fiscal Year:

| | |
|--|-------------|
| City Property Tax Revenue: | \$1,958,249 |
| City Sales Tax Revenue : | \$2,127,498 |
| City licenses, permits, fines & fee revenue: | \$1,052,777 |

3. ASSESSED LAND VALUES

(Dollar Figures from Bexar Appraisal District Roll Analysis)

| PROPERTY USE CATEGORY | 1998 | 1999 | 2000 | 2001 | 2002 |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|
| Real, Residential, Single-Family | 212,916,843 | 217,143,329 | 228,760,510 | 243,538,610 | 255,543,473 |
| Real, Residential, Multi-Family | 25,140,934 | 25,879,140 | 27,304,640 | 25,828,550 | 27,347,800 |
| Real, Vacant Lots/Tracts | 9,762,796 | 11,222,673 | 14,269,497 | 15,598,954 | 13,198,622 |
| Real, Acreage (Land Only) | 2,983,191 | 1,830,961 | 1,942,331 | 2,698,931 | 2,693,231 |
| Real, Farm and Ranch Improvements | 167,400 | 167,400 | 167,400 | 175,800 | 50,800 |
| Real, Commercial | 459,070,076 | 465,971,348 | 315,894,511 | 532,310,085 | 538,567,596 |

Assessments from real, vacant lots/tracts and real, acreage land have decreased due to the residential and commercial development and improvements that have occurred since 1998.

F. POPULATION TRENDS

| <u>Total Population</u> | <u>Estimated Population Growth</u> (1% per year) |
|-------------------------|---|
| 1980 - 9,088 | 2000 - 9,239 |
| 1990 - 9,581 | 2010 - 10,206 |
| 2000 - 9,239 | 2020 - 11,274 |

1. POPULATION TURNOVER - (Figures are from Census Bureau.)

There has been a 3.5 % decrease in Leon Valley's population from 1990 to 2000. The decrease which occurred during the following years may be attributed to a geographic correction in defining the City's boundary lines.

2. GROWTH PROJECTIONS - (2003 Figures provided by Leon Valley City staff.)

Leon Valley has the capacity to grow to a population of approximately 16,786 according to the 1990 Garcia & Wright Study conducted for the purpose of deriving impact fees. This figure was derived by looking at the City's utility and sewer availability.

G. INCOME TRENDS

| <u>Per capita income</u> | |
|--------------------------|----------|
| 1979 - | \$ 8,447 |
| 1983 - | \$11,237 |
| 1987 - | \$13,042 |
| 1990 - | \$14,757 |
| 1999 - | \$21,743 |

The median household income in 1999 was \$49,079 and the median family income was \$56,543. There were also 4.8% of families that were below poverty level.

H. FEATURES OF THE SURROUNDING AREA

Leading Attractions

Leon Valley is located in northwest San Antonio, one of the fastest growing areas in metropolitan San Antonio, and serves as an access point to this appealing quadrant. Bandera Road and Loop 410 are the primary arteries to San Antonio's leading attractions. Leon Valley is ideally situated approximately nine miles equidistant between Sea World of Texas and "Six Flags Fiesta Texas" family theme park. South Texas Medical Center, one of the State's leading medical centers, is three miles from Leon Valley. The University of Texas at San Antonio, Southwest Research, Texas Research Park, and Ingram Park Mall are all within a five to ten minute drive from Leon Valley. Two of the area's largest employers, United Services Automobile Association and Kelly Air Force Base are both short and easy commutes from Leon Valley. The City of Leon Valley is approximately 17 miles from downtown San Antonio and eight miles from San Antonio International Airport. Population statistics from the 2000 U.S. Commerce Department Bureau of the Census indicate that the population of the City of San Antonio surrounding Leon Valley is 1,144,646.

Current Residential Communities

Leon Valley is surrounded by many residential communities that enjoy the services and goods provided by Leon Valley merchants. Listed below are some of the surrounding residential communities located off of Leon Valley's major thoroughfares within a two mile radius of Leon Valley.

Northwest on Bandera:

Marshall Meadows
Wildwood
Braun Station
Woods End
French Creek Village
Lincoln Park

Southwest on Bandera:

Sunset Hills
Mariposa Park
Inspiration Hills

Southwest on Grissom:

Timbercreek Estates
Deer Run
Twin Creek
Misty Oaks

Southwest on Wurzbach:

Rollingwood Estates

Northeast on Huebner:

Apple Creek
Apple Gate
North Gate

Southwest on Bandera with west NW Loop 410 access:

Thunderbird Estates
Thunderbird Village
Thunderbird Hills

Northeast on Wurzbach:

Glen Oaks
Oak Hills Terrace
Dream Hill Estates

Southwest on Bandera w/east NW Loop 410 access:

Rolling Ridge
Hill Crest

III. GENERAL LAND USE PLAN

III. GENERAL LAND USE PLAN

A. VISION FOR FUTURE DEVELOPMENT

The Master Plan should not simply be a reaction to changing conditions, but should reflect a general concept of the desired future of the City. The previous two elements of the Plan have reviewed the history and current conditions in Leon Valley. This element of the Plan presents a vision of Leon Valley for the next ten years.

Physical Shape

The City of Leon Valley maintains no extra-territorial jurisdiction and is completely surrounded by the City of San Antonio. The physical city limit lines of Leon Valley will not differ significantly during the next decade. There may be limited opportunities to exchange minor properties between Leon Valley and San Antonio.

Population and Demographics

As noted elsewhere in the Plan, there was a 3.6% increase in Leon Valley's population from 1990 to 2000. While the growth rate has not greatly increased during the past decade, Leon Valley has the capacity to increase population to 20,000 based on utility service maximum build-out.

Land Use and Housing

Land uses in the future will be similar in location and type as those presently shown on the Land Use element of the Plan. Minor adjustments will be made to the land use plan over the next decade as conditions and trends change, but the general arrangement will remain the same.

During the next ten years, some neighborhoods may be faced with declining housing quality. It will be necessary for neighborhood associations and City Code Enforcement officials to monitor housing quality. In the 2002 Appraisal Roll Analysis from Bexar Appraisal District, of the preliminary total land parcels 8.2% are vacant lots and acreage. These vacant properties have the potential and are expected to develop proportionally as single-family, garden homes and other low density residential or commercial.

The City is arranged with a commercial corridor located through the center, along Bandera Road. The existing vacant property located along the Bandera, Wurzbach, Grissom and Huebner commercial corridors, is expected to develop as retail/commercial service sectors to support community needs.

B. OVERALL GENERAL LAND USE GOALS

Statement of Purpose

The General Land Use Plan represents the desired arrangement of private and public land uses for the City. The General Land Use Plan is not a static document and will be continually reevaluated as goals, conditions and trends change. The location, density and orientation of various land uses affect plans for traffic management, water supply, wastewater collection, drainage, public safety and other community services. Any change in the Land Use Plan may result in changes throughout the Master Plan.

The Land Use Plan is an important guide for future development and redevelopment in the City. The current zoning districts that regulate the City's specific land use are listed and defined in Section III (C). The Zoning and Subdivision Map, Section III (D), shows current zoning.

Objectives and Strategies

Through the various planning elements, the Plan attempts to serve as a practical tool. Although some specific recommendations are included in this document, these are merely indicative of means to achieve the stated objectives and are certain to be revised in a changing environment. The result is a document which strives to promote the protection of the public interest and advance the quality of life in Leon Valley.

Land Use Goals

The following overall land use goals delineate the City's desired course for future development:

- (1) To advance the quality of life in the City to be consistent with the City's Vision Statement;
- (2) To recognize that land is a valuable and limited resource, as well as a commodity, and its use should be planned in the best interests of the community;
- (3) To encourage a level of growth that provides commercial and industrial development that contributes to a diversified economic base and employment opportunities for the sustained quality of life desired in the City;
- (4) To improve the general mobility of the population within the City;
- (5) To encourage a level of growth that provides housing opportunities to meet the different housing needs of all income groups of the City's present and future populations;

- (6) To preserve the residential character of the existing neighborhoods;
- (7) To provide all citizens access to the amenities of the City;
- (8) To protect and enhance historical and cultural resources of the City and to recognize that the protection of those resources need not be incompatible with economic and population growth; and,
- (9) To discourage, control, or prevent, as appropriate, the development of land uses which compromise the health, safety, or welfare of the local citizens and the natural environment.

C. ZONING DESCRIPTIONS

Zoning descriptions are excerpted from the Leon Valley City Code, Chapter 30, "Zoning", passed and approved in 1999.

Regulations for all Districts

No land shall be used for and no building shall be erected for or converted to any use other than provided in the regulations prescribed for the district in which it is located, except as determined in the Leon Valley City Code, Chapter 30, "Zoning".

Zoning Description and Legend

"R-1" SINGLE-FAMILY DWELLING DISTRICT

The R-1 district is composed mainly of areas containing single-family dwellings and open areas where similar residential development seems likely to occur. The district regulations are designed to: (1) protect the residential character of the areas by prohibiting commercial and industrial activities, apartments and mobile homes; (2) encourage a suitable neighborhood environment for family life; and, (3) preserve the openness of the area by requiring that certain minimum yard and area standards are met.

"R-2" TWO-FAMILY DWELLING DISTRICTS

The R-2 district is composed mainly of areas containing a mixture of single-family and two-family dwellings and/or open space where similar residential development seems likely to occur. The district regulations are designed: (1) to protect the residential character of the area by prohibiting commercial and industrial activities, apartments and mobile homes; (2) to encourage a suitable neighborhood environment; and (3) to preserve the openness of the area by requiring that certain minimum yard and area standards are met.

"R-3" MULTIPLE-FAMILY DWELLING DISTRICT

The R-3 district is composed of areas containing multiple-family dwellings or suite hotels. The district regulations are designed to: (1) protect the residential character of the area by prohibiting commercial and industrial activities and mobile homes; (2) encourage a suitable neighborhood environment; (3) prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; and (4) avoid excessive population density by requiring a certain minimum building site area for each building unit.

AR-3A@ MULTIPLE FAMILY RETIREMENT COMMUNITY

The R-3A Multiple Family Retirement Community district is designed for planned developments consisting of a single platted lot, of at least five acres, containing one or more residential clusters of cottages or apartment houses or a combination thereof, and appurtenant common areas, intended for rental or leasing to seniors. The district regulations are designed to: 1) Protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes; 2) Encourage a suitable neighborhood environment; 3) Prevent overcrowding of the land by requiring certain minimum square footage standards for all buildings; 4) Avoid excessive population density by requiring a certain minimum site area for each retirement community; and 5) Protect the community resources in light of increased housing demands for seniors.

"R-4" TOWNHOUSE DISTRICT

The R-4 district is composed mainly of areas suitable for Townhouse dwellings. The district regulations are designed to: (1) protect the residential character of the areas by prohibiting commercial and industrial activities; (2) encourage a suitable neighborhood environment for family life; and (3) preserve the openness of the area and the unique residential design of a townhouse, by requiring that certain minimum yard and area standards and building construction standard requirements are met.

"R-5" MANUFACTURED HOME DISTRICT

The R-5 district is composed of areas suitable for manufactured homes and manufactured home parks. The district regulations are designed to provide suitable locations for desirable manufactured home sites while providing adequate protection for both the manufactured home sites and surrounding developments. For further protection and to ensure manufactured home sites meet acceptable minimum standards, Chapter 15 of the Leon Valley City Code, specifies applicable developmental standards and licensing procedures.

"R-6" GARDEN HOUSE DISTRICT

The R-6 district is composed mainly of areas containing single-family dwellings. The district regulations are designed to: (1) protect the residential character of the areas by prohibiting commercial and industrial activities, apartments, two-family dwellings and mobile homes; (2) encourage a suitable neighborhood environment; and (3) preserve the openness of the area by requiring that certain minimum yard and area standard requirements are met, however, with greater density being permitted than in the R-1 district.

"O-1" OFFICE DISTRICT

The O-1 district is composed mainly of land and structures occupied by, or suitable for, office use while excluding offices which are incidental to a primary use. The district regulations are designed to: (1) protect residential areas; and (2) encourage the transitional character of certain land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties.

"B-1" SMALL BUSINESS DISTRICT

The B-1 district is composed of land and structures occupied or suitable for such uses as offices, light service, and light retail. B-1 uses are usually located between residential areas and business areas, and there is no outside storage allowed. The district regulations are designed to: (1) protect and encourage the transitional character of certain areas by permitting a limited group of uses of an office, service or retail nature to provide goods and services to surrounding residential districts; and (2) protect surrounding districts by requiring certain minimum yard and area standard requirements that are compatible with those essential in residential districts.

"B-2" RETAIL DISTRICT

The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations are designed to: (1) promote the offering of goods and services which are appropriate for surrounding business districts; and (2) protect surrounding residential districts by requiring certain minimum yard and area standards are met.

"B-3" COMMERCIAL DISTRICT

The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district is intended to allow some regulated outside storage of merchandise. The district regulations are designed to: (1) permit the development of districts for the purpose of providing commercial and wholesale uses; and (2) protect surrounding and abutting areas by requiring certain minimum yard and area standards are met.

Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

"I-1" LIGHT INDUSTRIAL DISTRICT

The I-1 district is composed of land and structures used for assembling, manufacturing or wholesaling where the use and its operation do not affect abutting and/or surrounding uses. The I-1 district includes retail and commercial uses; however, I-1 districts are to be separated from residential areas by business areas or natural and/or manmade barriers.

The district regulations are designed to allow a wide range of industrial activities subject to limitations designed for mutual protection of land use. Regulated outside storage of merchandise, materials and equipment is allowed in the I-1 district.

The Specific Use Permit Concept

In the City of Leon Valley, all "new" commercial construction use(s) require a Specific Use Permit (SUP) (i.e. B-2, B-3, I-1 use(s) and assorted use(s) such as churches and child care facilities). Likewise, with some exceptions, individual tenants (uses) of multi-tenant buildings who propose no structural change to the exterior of the lease space do not require a Specific Use Permit.

A Specific Use Permit is only issued by City staff at the discretion of the Leon Valley City Council. City Council can only order the issuance of the SUP after receiving a recommendation from the City's Zoning and Land Use Commission

Specific Use Permit's are amendments to the Leon Valley City Code, Chapter 30, "Zoning" and they function as an effective part of the Code; just like zoning districts themselves. Before a Building Permit or a Certificate of Occupancy is issued, allowing construction and/or the opening of a commercial business, the zoning district in which the use is intended to be located must allow the proposed use and, a SUP must be obtained from City Council.

The reason for the requirement for specific use is the same as that for zoning: to protect the health, safety and welfare of Leon Valley citizens by ensuring that (1) the location of uses is compatible with the surrounding area; (2) the proposed use conforms to the City's Master Plan; and, (3) the proposed use is the highest and best use of the land.

Refer to Leon Valley City Code Chapter 30, "Zoning", for regulations regarding the Specific Use Permit application process. Applications shall be made through the Community Development Department of Leon Valley City Hall.

LOCATIONS - Subdivision Abbreviations

| | |
|-------------|---|
| AV | Antonian Venture |
| AW | Ancira-Winton (2 & 3) |
| B | Barnes |
| BL | Bell |
| BR | Brundage (LVA) |
| BC | Bandera Center (4A & 5) |
| BCR | Bandera Crossing |
| BE | Bandera Exchange (3, 5, 6, 7, 9, 14, 16) |
| BH | Bandera Heights (Old Mill Subdivision) |
| BRD | Bandera Road Business Park |
| BS | Bandera Square |
| B/S | Bandera SASA |
| C | Canterfield |
| CHU | Chuoque |
| COR | Cornerstone |
| CR | Crossway (LVA) (1-5) |
| CE | Castle Estates |
| CH | Cherry Hill (1 & 2) |
| CVS | Clear Creek Village Shopping Center |
| CW | C. Ward |
| D | Daughtry |
| DQ | Grass Valley Dairy Queen |
| DS | Drugstore Subdivision (Formerly Gulf Subdivision) |
| EG&G EG & G | Automotive Research |
| ESC | El Sendero De La Cruz |
| EX | Exxon |
| F | Frazier |
| FI | Finkel |
| FC | Forest Court (1 & 2) |
| FL | Flores |
| FO | Forest Oaks (1 - 11) |
| GIN | Ginger |
| GH | Gunn-Honda |
| GHE | Grass Hill Estates |
| GP | Greenway Park |
| GRA | Grissom Road Annex |
| GSL | Good Samaritan Lodge |
| GV | Grass Valley (1 - 4) |
| GVS | Grass Valley Shopping Center |
| H&W | H & W |
| HEB | HEB |
| HRES | Huebner Road Elementary School |
| IPS | Ingram Park Station |

LOCATIONS - Subdivision Abbreviations Continued...

| | |
|--------|--|
| JL | Jiffy Lube |
| L | Linkwood Addition |
| LACK'S | Lack's |
| LBC | Landmark Baptist Church |
| LIM'S | Lim's Village |
| LC | Lebman's Corral |
| LCR | Lutheran Church of the Resurrection |
| LE | Lee |
| L-M | Lincoln-Mercury |
| L-R | Linthicum-Rhode |
| LT | Leon Trace |
| LV | Leon View |
| LVA | Leon Valley Addition |
| LVA-C | Leon Valley Addition, Crossway (1 - 5) |
| LVA-K | Leon Valley Addition, Kreusal |
| LVA-O | Leon Valley Addition, Olney |
| LVA-Q | Leon Valley Addition, Quality |
| LVR | Leon Valley Ranch |
| M | Mobil |
| MA | Mackey |
| MCF | McFarlands |
| MD | McDonalds |
| MC | McCoy |
| MF | MedFirst |
| MRP | Monte Robles Park |
| NSC | Northside Christian Church |
| NV | North Valley (2 & 3) |
| NWIP | Northwest Industrial Park (1, 2, 2B, 4A, 4C) |
| OM | Old Mill (1 - 5) |
| P | Peterson |
| POSS | Poss |
| PP | Pavona Place (I and II) |
| PS | Paragon-Sawyer |
| R | Reeves |
| RE | Rollingwood Estates, Unit 1 |
| RE-G | Rollingwood Estates, Gunn |
| RR | Rollingwood Ridge |
| RW | Rollingwood Ridge-Wurzbach Oaks |
| S | Sigmor |
| SHV | Shadow Valley |
| SKA | Skaggs-Albertsons |
| STR | Strange |

LOCATIONS - Subdivision Abbreviations Continued...

| | |
|------|----------------------------------|
| SE | Seneca Estates (1 - 9) |
| SN | Susan Newman |
| SRH | SR Hodges (1 & 2) |
| SV | Sun Valley (1 - 3) |
| TI | Timberline |
| TS | Texas Savings and Loan |
| V-W | Vaughn-Watson |
| VP | Valley Park |
| WEV | Weston Village |
| WLBP | West Loop Business Park Phase II |
| WLP | West Loop Park |
| WV | Woodland Valley |
| Z | Zamorano |

D. ZONING AND SUBDIVISION MAP

IV. PLANNING ELEMENTS

IV. PLANNING ELEMENTS

The following planning elements: transportation and thoroughfare, community services, environmental, commercial/economic, and housing/neighborhood are important factors in determining what is "desirable" as a future for the community. These specific elements are developed as separate components but are intended to be used simultaneously, as a guide to Leon Valley's land use and development.

The terms, "goals", "objectives", and "recommended/specific strategies" will be used in this Master Plan. A goal is a general statement of desired ultimate physical, social, or economic quality of life the community seeks. The objectives are approaches or actions that may be taken to achieve goals. Recommended strategies are means which may be used to achieve objectives and goals.

A. TRANSPORTATION AND THOROUGHFARE COMPONENT

1. DATA AND DESCRIPTION

Statement of Purpose

The Transportation Plan is intended to promote the highest and best use of land and to lessen, to the degree possible, the congestion and hazards of automobile traffic on the streets of Leon Valley. The relationship between traffic circulation within Leon Valley and that of the northwest sector of Bexar County has been considered in the recommended changes to the transportation system. The plan also recognizes the need for other modes of travel including pedestrian and mass transit.

The promotion of better vehicular and pedestrian traffic circulation within the City will benefit the citizenry in general, both now and in the future. Thus, the Plan is intended to promote the health, welfare and safety of the citizens of Leon Valley.

The Transportation Plan component of the Master Plan is designed to provide guidance for the development and management of the transportation systems for Leon Valley. It is intended that the planning area maps located in Section IV., Subsection D., be used as a guide for developers, City staff and City Council in the process of platting and subdividing land.

Planning Scope

The geographic planning area referred to throughout this document includes the area within the corporate boundaries of the City of Leon Valley. The plan will address vehicular, pedestrian and public transportation systems. The plan provides:

- (1) an identification of existing roadway designations and discussion of the existing conditions, issues and problems to be addressed by the Transportation Plan;
- (2) a statement of major goals and objectives pertaining to transportation in Leon Valley; and
- (3) a description of the available means of implementing the Transportation Plan.

DEFINITION OF ROADWAYS

Expressway - A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic, operating at high speeds for long distances, connecting local or regional activity centers.

Primary Arterial - A thoroughfare which serves the high travel demand in areas that are not within close proximity to expressways.

Primary Arterials, Type A, when built to ultimate design, are six-lane roadways separated by a median for control of left-turn movements. Protected left-turn lanes are provided at all median openings, with right-turn lanes provided at those intersections with other arterials serving activity centers of medium intensity. Direct access to property abutting Primary Arterials-Type A should only be allowed in accordance with design standards and policies set forth elsewhere in the Transportation Plan or upon demonstration of extraordinary hardship.

Primary Arterials, Type B, serve those areas of the City where the acquisition of sufficient right-of-way to accommodate a Primary Arterial, Type A would dramatically disrupt or impose a negative impact on the neighborhoods adjacent to the route. The objective of a Primary Arterial, Type B is to provide three travel lanes for each direction to accommodate peak hour traffic. This can be accomplished through a variety of design, management and planning techniques, including (but not limited to) one-way couplets of parallel streets, six-lane undivided roads with less than standard size lanes, or five-lane roads with reversible middle lane for peak hour traffic. Direct access to property abutting Primary Arterials, Type B should only be allowed in accordance with design standards and policies set forth elsewhere in the Transportation Plan or upon demonstration of extraordinary hardship.

A minimum of 80 feet of right-of-way is required for Primary Arterials, Type B, although greater widths up to 110 feet may be required on some segments of such primaries as determined by the proposed design of a particular segment. The design for each Primary Arterial, Type B must be in the best interest of the neighborhoods directly impacted by the roadway, based upon the public input and characteristics of the impacted area. The signalization and major intersection provisions for Primary Arterials, Type B shall be similar to the provisions for Type A.

Secondary Arterial - A thoroughfare which serves the high travel demand in areas that are not within close proximity to an expressway. These differ from Primary Arterials in that the lanes for ultimate buildout are fewer.

Secondary Arterials, Type A, when built to ultimate design are four lane roadways separated by a median for control of left-turn movements. Protected left-turn lanes are provided at all median openings, with right-turn lanes provided at those intersections with other arterials which serve activity centers of medium intensity. Direct access to property abutting Secondary Arterials-Type A should be limited in the same way as outlined above for Primary Arterials, Types A and B.

Secondary Arterials, Type B, serve those areas of the City where, as in the case of

Primary Arterials, Type B, the acquisition of sufficient right-of-way to accommodate a Secondary Arterial, Type A would dramatically disrupt, or impose a negative impact on the neighborhoods adjacent to the route. Direct access to property abutting Secondary Arterials, Type B is also limited in the same manner as described above for Primary Arterials. A Secondary Arterial, Type B will normally be a four-lane, undivided roadway with a minimum of 60 feet of right-of-way required. Greater right-of-way widths of up to 86 feet may be required on some segments of such secondaries based upon the impact of a particular segment. Unique situations in some areas of the City may result in an alternate design of a Secondary Arterial, Type B, such as one-way couplets. The signalization and major intersection provisions for Secondary Arterials, Type B shall be similar to the provisions for Type A.

Collector Street - A roadway designed to provide direct access to residential, commercial, industrial, and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.

Local Access Street - A roadway (primarily a residential street) designed to provide direct access to individual homes, shops, abutting land and similar minor traffic destinations, with no provision for through traffic.

DESIGN STANDARDS

The design standards for roadway construction are contained in Leon Valley City Code, Chapter 24, "Subdivision & Plats". The general roadway standards are described in the following table. Unique situations may warrant alternative designs. For example, a continuous left-turn lane may be necessary and the right-of-way requirements on state highways may be in excess of those standards set forth.

| CLASSIFICATION | TYPE | ROW WIDTH | PAVEMENT WIDTH | DESCRIPTION |
|--------------------|------|-----------|----------------|---|
| Expressway | --- | 300' + | Varies | Minimum 4-lane, divided, limited access, 12' lane width |
| Primary Arterial | A | 110' | 86' | 6-lane, divided roadway, 12' lane width, 14' median or 7 lanes with 14' turn lane |
| | B | 86'-110' | Varies | Up to 6 lanes, accomplished through variety of design measures |
| Secondary Arterial | A | 86' | 62' | 4-lane, divided, 12' lane width, with either 14' median or center turn lane |
| | B | 60'-86' | 44'-62' | 4-lane, undivided, 11' lane width is minimum |
| Collector | --- | 60' | 44' | 4-lane, undivided, 11' lane width |
| Local Access | --- | 50' | 30' | Residential street |

IDENTIFICATION OF EXISTING ROADWAY DESIGNATIONS

Expressways

Northwest Loop 410

Primary Arterials, Type A

| | |
|---------------------------------|-------------------------|
| Bandera Road (State Highway 16) | Bandera Road (Spur 421) |
| Huebner Road (east of Bandera) | Grissom Road (FM 471) |

Primary Arterials, Type B

| | |
|---------------|---------------------------------------|
| Wurzbach Road | Eckhert Road (not inside City limits) |
|---------------|---------------------------------------|

Secondary Arterials, Type B

| | |
|---------------------------------|-------------|
| Evers Road | Shadow Mist |
| Huebner (Bandera to Timberhill) | Thistle |
| Poss Road (Grissom to Evers) | Timberhill |

Commercial Collectors

| | |
|----------------------------------|--------------------------------------|
| Ardisana Drive | Redbird (Huebner to Deer Lane) |
| Chaparral (Huebner to Deer Lane) | Reindeer Trail |
| Criss-Cross | Sawyer Road (Bandera to Criss-Cross) |
| Echo Hill | Timco East |
| Exchange Parkway | Timco West |
| Hurley | Watercress (Wurzbach to Thistle) |

Residential Collectors

| | |
|------------------------------|------------------|
| Linkwood Drive | Linkhaven Drive |
| Thunderbird Drive | Cherryleaf Drive |
| Peach Tree Drive | Grass Valley |
| Canterfield Road | Forest Pine |
| Forest Meadow | Forest Way |
| Forest Grove | Seneca Drive |
| Grass Hill Drive | Rue Francois |
| Poss Road (Evers to Trotter) | Blackberry |

Local Access

All Others

2. GOALS, OBJECTIVES AND RECOMMENDED STRATEGIES

GOALS

The transportation system element of the Master Plan is designed to allow the City of Leon Valley to achieve the following goals and objectives. The decisions regarding the transportation system seek:

- (1) To encourage and manage the development of an effective transportation system capable of moving both people and goods in a safe, efficient, economical and environmentally sensitive manner;
- (2) To encourage land use such that the benefits of the transportation system are maximized and to manage the transportation system so that the beneficial use of land is maximized;
- (3) To develop and manage the transportation system in a manner which will help to ensure the safe and efficient movement of traffic on major roadways and will help to minimize through-traffic on non-collectors; and,
- (4) To balance the needs of pedestrians and motorists; residents, businesses and commuters; and neighborhoods and the City as a whole.

Objective One:

Recognize that the individual automobile will continue to be the primary mode of transportation and manage the system to facilitate efficient movement of vehicles.

Recommended Strategies:

- (1) Maximize use of the subdivision process to provide developer-funded, expanded public transportation facilities;
- (2) Continue to work to upgrade all existing arterial streets to the recommended standards, to control parking on narrow streets and busy streets, and to provide (or cause to be provided) additional collector streets and arterials as necessary to keep pace with projected growth;
- (3) Continue site plan review and approval process to ensure that proposed development is designed and will be constructed in a manner that will be compatible with the function of adjacent streets, will provide for safe on-site circulation of vehicles and pedestrians, will provide suitable parking, and will provide access for solid waste pick-up, fire vehicles and other service needs;

- (4) Ensure that major thoroughfares conform to optimum design, engineering, and construction standards in order to permit the free flow of high volume traffic.
- (a) Minimize and eliminate, when possible, curb cuts and direct driveway access points to all collector and arterial thoroughfares.
 - (b) Space major intersections approximately 1,400 to 1,800 feet apart on primary arterials and 1,200 to 1,600 feet apart on secondary arterials.
 - (c) Provide a protected left-turn lane at all median openings on arterials.
 - (d) Provide left- and right-turn lanes at points where two arterials intersect. (This requirement is intended to encourage the concentration of medium intensity development at such intersections, thus reducing the probability of strip development.)
 - (e) Limit left-turn movements on arterials between signalized intersections by:
 1. Restricting left turns on undivided portions of the street;
 2. Spacing median openings on divided portions at a distance of no less than 500 feet and requiring controlled traffic movement at such openings;
 3. Limiting the construction of continuous left-turn lanes as medians on arterials to those where intensive strip commercial or industrial development has already taken place; and,
 4. Limiting signalized intersection spacing to no less than one-quarter mile, preferably one-third mile and prohibiting signalization at driveway (non-public street) intersections except where one side is a street;
 - (f) Require that lots developed for low-density residential use, which abut a collector, be designed in such a manner that they do not front the collector. Abutting of low-intensity residential lots to any type of arterial or expressway is strongly discouraged and will not be allowed except in extraordinary circumstances. In no case shall such a low-intensity residential lot have direct access to an arterial or expressway thoroughfare. Plats will be annotated to indicate that vehicular access to such lots from the thoroughfare will not be permitted;
 - (g) Permit development for medium- and high-intensity uses (apartments, retail, commercial and industrial) on land abutting a major thoroughfare if it conforms to specific standards designed to limit access to the thoroughfare. These specific standards and guidelines are to be compatible with those found in standard engineering practice and as approved by the City Engineer; and,

- (h) Reduce access points along arterial streets in developed areas by:
1. Closing, where practical, access to arterials from streets;
 2. Eliminating excessive numbers of existing curb cuts and reducing the width of curbcuts that do not conform to current standards at the time that major improvements to the arterial are undertaken; and,
 3. Ensuring that current standards are met as a condition for permitting re-development or new construction.

Objective Two:

Capitalize on the existing, available public right-of-way for transportation facilities in order to minimize future land consumption for transportation purposes and ensure that additionally required right-of-way is acquired and roadway construction financed in an equitable and effective way.

Recommended Strategies:

- (1) Acquire rights-of-way for future arterials as shown on the adopted thoroughfare plan in advance of development in order to save money and to ensure that the arterials can be located as planned;
- (2) Exercise authority over rights-of-way to obtain proper design, sizing and location of entrances and exits, and treatment of the right-of-way as a part of the site plan review;
- (3) Maximize capacity of existing roadways, where appropriate, through use of traffic management techniques such as: High Occupancy Vehicle lanes, synchronized signalization and so on;
- (4) Maximize use of subdivision process to provide developer funded improvements to or expansions of the public transportation facilities;
- (5) Require dedication by owners of land which abuts an existing or planned thoroughfare to the City for use as right-of-way, an amount of land specified in standards or as required for a specific improvement. This will be a requirement for plat approval;
- (6) Acquire land for right-of-way in the same manner in which land is acquired for other public purposes in those cases where the necessary right-of-way has not been acquired by dedication;
- (7) Coordinate right-of-way acquisition on state owned and maintained highways with the Texas Department of Transportation to the maximum extent possible. Because the City has ultimate financial obligations related to right-of-way requirements, the City requirements for right-of-way shall prevail when City requirements exceed those set forth by TxDOT;
- (8) Evaluate each case, plat request, or project individually and, when deemed necessary by the

City, require developer/landowner participation in excess of the standard requirement;

- (9) Allocate available resources effectively so that capital investments in transportation facilities are in the best interest and promote the general welfare of the citizens; and,
- (10) Participate with State and county funding programs, where possible.

Objective Three:

Recognize that an integral component of the transportation system is parking facilities.

Recommended Strategies:

- (1) Establish periodic review of parking conditions throughout the City and consider revision of parking requirements, if necessary; and,
- (2) Discourage streets being used as off-loading and storage areas.

Objective Four:

Facilitate the increasing demand for a safe and aesthetically pleasing pedestrian transportation system.

Recommended Strategies:

- (1) Require new development to include pedestrian walkways along major thoroughfares (unless a system of walkways and/or bikeways are provided separately from the arterial), collectors and on all residential streets;
- (2) Require that walkways be designed to meet accessibility standards for special populations including handicapped, elderly and young;
- (3) Consider establishing bikeways within the City;
- (4) Include new sidewalk construction as part of a Capital Improvements Plan;
- (5) Review landscape policies as related to walkways;
- (6) Include replacement of broken sidewalk areas in Capital Improvement Plan; and,
- (7) Require six foot (6') wide sidewalks for locations where the sidewalk abuts the curb on collector and higher volume streets.

Objective Five:

Minimize roadway congestion and fuel consumption through encouragement of alternate means of transportation for the public as the need arises and as the demand makes public transportation feasible.

Recommended Strategies:

- (1) Consider programs that monitor need for and acceptability of alternate modes of transportation and encourage use of buses, taxis and limousine services when appropriate; and,
- (2) Consider programs such as a carpool "hotline" or shopping shuttle.

3. EXISTING CONDITIONS AND RECOMMENDED CHANGES

MAJOR THOROUGHFARES

Bandera Road

Existing Conditions:

- Bandera Road (State Highway 16) is a Primary Arterial, Type A, which serves as a major artery in the San Antonio metropolitan area transportation system, connecting a rapidly developing area of northwest Bexar County with Loop 410. Bandera Road, cuts through the center of Leon Valley providing the only means of vehicular through access, south to north.
- Bandera Road is the economic lifeblood of Leon Valley, providing direct access to the majority of existing businesses and arterial access to many residential neighborhoods and service areas. Despite arterial demands and right-of-way size (170'+/-), Bandera Road serves as a collector street with multiple driveway access points.
- The traffic counts on Bandera Road have increased rapidly and are expected to continue to increase to 55,000 vehicles per year.
- Bandera is owned and maintained by the TxDOT.

Recommended Changes:

- Extend Criss-Cross to connect Poss and Sawyer Roads.
- Coordinate with the City of San Antonio and land owner to provide access to undeveloped area north of North Valley Subdivision via Eckhert, Reindeer Trail or Linkwood intersection.
- Extension of El Verde Rd. east across Bandera Road should be encouraged as a major point of ingress and egress for Onion/Salazar tracts when area is developed. This extension is not intended to connect to Poss Rd.
- Extension of El Verde Road west of Bandera to Shadow Mist is not favored by area residents; however, extension would facilitate access, circulation and security.
- Seneca Drive may be extended south/southwest to a point approximately 300' (at developer discretion, subject to City approval of proposed site plan) northeast of the southern City limit line and approximately 800 feet southeast of El Verde Road where it can turn east to run parallel to Samaritan Drive and William Rancher Road to the western City limit line.

- Consider addition of VIA centralized service bus stop (Park & Ride), preferably near Grissom, Huebner or Eckhert Roads.
- Overhead Lanes, from Loop 410 to Rue Francois , are being added by TxDOT with median closures at Rue Francois, Thistle and Hurley drives. Work will be bid in September 2004.
- Continue to coordinate platting actions along Bandera Road with TXDOT.

Wurzbach Road

Existing Conditions:

- Wurzbach Road, a Primary Arterial, Type B, provides a significant means of vehicular access, east to west.
- TxDOT completed widening and reconstruction of this street in 1997 as part of the Metropolitan Planning Organization Program.

Recommended Changes:

- Add this street to the City's seven-year capital plan to include microseal and restripe of Wurzbach Rd. Addiitonal funding will be required.

Grissom Road

Existing Conditions:

- Grissom Road (FM 471) serves with Huebner as a vital east-west component of the San Antonio Major Thoroughfare Plan. It is a Primary Arterial, Type A (Right-of-Way standard is 120' to meet TxDOT standards.)
- Grissom is owned and maintained by the TxDOT. TxDOT improved drainage along the west side in 2002 and placed sidewalks in 2003. A traffic signal was installed at Shadow Mist in 2003.

Recommended Changes:

- Extend Criss-Cross to connect Poss and Sawyer Roads.
- Extend Shadow Mist in Leon Valley Addition; connection to Sawyer Road may be considered in the future, if appropriate, to facilitate traffic planning.
- Connect Sawyer and Grissom Roads being careful to preserve character of existing properties.
- Intersection of Shadow Mist and Grissom may require signalization if development occurs in the area.

Huebner Road

Existing Conditions:

- Huebner Road serves as a vital east-west component of the San Antonio Major Thoroughfare Plan.
- The portion of Huebner from Bandera Road east to the City limits is a Primary Arterial, Type A. In tandem with Grissom Road (FM 471), Huebner provides northwest Bexar County's major east to west thoroughfare.
- Huebner Road, outside of Leon Valley, has been widened to five lanes from Eckhert to IH-10 and to four lanes from Eckhert to just west of Leon Valley's eastern City limit line.
- To accommodate the expected increase in traffic, the intersection of Huebner at Evers was widened to include a left turn lane onto Evers from west bound Huebner. A center-turn lane into Pavona Place was added in 1996. Huebner Road was widened in 2001 via TxDOT MPO program.
- Huebner serves as a Secondary Arterial, Type B, from Bandera Road west to Timberhill.
- From Timberhill west to the City limit line, Huebner serves as a collector.

Recommended Changes:

- As platting occurs, appropriate right-of-way dedications are needed.
- Complete the widening of Huebner along the west side, between Evers and Redbird Lane.
- Access to Huebner should be limited. Proposed streets should align with existing streets.
- Direct connection of Eckhert and Huebner Roads is not considered favorably by area residents.
- Consider access to Huebner from undeveloped areas north of Old Mill Subdivision.

Timberhill Road

Existing Conditions:

- From Huebner Road west to the City limits - Timberhill is a Secondary Arterial Type B use but is constructed as a collector street. Timberhill, from Huebner to Autumn Chase was reconstructed in 1999.

Poss Road

Existing Conditions:

- Poss Road from Grissom to Bandera and Bandera to Evers is a Secondary Arterial, Type B. As a primary route to the City's recreational area (Library, Raymond Rimkus Park and Leon Valley Activities Building). The section from Bandera to Evers is underdeveloped and subject to flooding. This roadway section is not showing distress. A new culvert crossing the Huebner Creek at the Park was added in 2001.
- Poss from Evers to Trotter is a residential collector.

Recommended Changes:

- Extend Criss-Cross to connect Poss and Sawyer Roads.
- Extension of Cherryleaf Drive through Onion/Salazar tracts is discouraged by area residents; however, extension could facilitate access, circulation and safety.
- Extension of El Verde Road east of Bandera should not connect to Poss Road.
- Improvement of Poss from Bandera to Evers Roads would improve access to community facilities in the area. Consideration should be given to construction of walkways and/or bikeways.
- Upgrade Poss Road, from Bandera to Evers, to a width of forty-four feet (44') because Poss Rd., between Bandera Rd. and Grissom Rd., serves as both an access to the traffic light on Bandera Rd. and to the City Park.

Thistle**Existing Conditions:**

Thistle is designated as a secondary arterial, Type B and connects Bandera to Wurzbach Road. It is presently constructed as a 44' collector. Because of explosive development of residential housing in San Antonio, traffic on Thistle and Watercress has greatly increased. Further development will certainly occur, which will cause more traffic.

Recommended Changes:

Police enforcement of speed regulation is needed. Future development may require added traffic calming measures. Changes at Bandera Road by TxDot should reduce some of the mounting traffic volume.

Blackberry Drive**Existing Conditions:**

Blackberry is designated as a Secondary Arterial, Type B. It has become a major connector to Bandera and to Wurzbach Road, from the new residential area in San Antonio. In fiscal year 1995, it was paved as a county road section. Significant development can occur on either side of the street, which will have to be widened and curbed.

Recommended Changes:

Complete Blackberry Drive as a 44' wide curbed street with section sufficient to accommodate the need. Widening may have to be accomplished by City assessment program. Sewer utility extensions will be needed prior to street improvements.

WaterCress

Existing Conditions:

Watercress is a continuation of Thistle and is a Secondary Arterial Type B. It is presently constructed as a 44' wide collector street. Large increases in traffic on Bandera and on Wurzbach Road has prompted larger traffic volume on Watercress, especially during peak periods.

Recommended Changes:

A new traffic signal on Wurzbach at Watercress may be warranted because of stacking problems and constant right turns onto Wurzbach at Exchange Parkway. A traffic study should be developed to examine current traffic volume and determine if signals would be warranted.

Evers Road

Existing Conditions:

- Evers Road, a Secondary Arterial, Type B, serves as the major residential access street in Leon Valley.
- Evers provides access to major Leon Valley facilities such as the Public Library, Leon Valley Activities Building and Raymond Rimkus Park.
- The current traffic count at Evers and Poss is an average of 13,953 (per Public Works, 2003) vehicles per day. This traffic count is expected to increase as growth in northwest Bexar County occurs.

Recommended Changes:

- Consider signalization of intersection of Forest Way/Seneca and Evers Roads. If placed, this signal should be synchronized with lights at Evers and Huebner, and Evers and Wurzbach to facilitate optimal traffic flow. This will become a necessity when construction begins on Bandera Road in 2004. A recent traffic study of the area indicates that the light is already warranted.
- Consideration should be given to construction of walkways and/or bikeways to improve access to Leon Valley's recreation area (Library, Park and Leon Valley Activities Building).
- Consider traffic control light at Evers Road and Alley-Kinman Drive (entrance to Leon Valley Activities Building/Library).
- Add Evers Road to the City's annual street program. This action will require funding.
- Consider a four-way signal at Poss Road and maintain potential for Evers Road to extend into Linkhaven.

Shadow Mist

Existing Conditions:

- Although platted to cul-de-sac in San Antonio's jurisdiction, Shadow Mist has potential to connect with a thoroughfare system south of Huebner Creek. It has, therefore, been designated as a Secondary Arterial, Type B.

Recommended Changes:

- Consider construction of a cul-de-sac at Huebner Creek.
- Extension of El Verde Road west of Bandera to Shadow Mist is not favored by area residents; however, extension would facilitate access, circulation and safety.

Eckhert Road

Existing Conditions:

- Eckhert Road (FM 1517) is a Primary Arterial, Type B which is not within the City limits of Leon Valley, but immediately adjacent to the City.
- Eckhert Road is, nonetheless, essential to the orderly movement of traffic within and through Leon Valley; it provides direct collector access, as well as arterial access to residential and commercial areas in Leon Valley. Eckhert Road is recognized as being an integral part of the City of San Antonio Major Thoroughfare Plan.
- TxDOT widened Eckhert Road to five lanes in 1996.

Recommended Changes:

- None within the jurisdiction of Leon Valley.

Timco West

Existing Conditions:

- This major arterial serves as a commercial collector and a connection with Bandera Road to Callaghan Road.

Recommended Changes:

- This street was reconstructed in 1998 after showing major structural failures due to heavy vehicle loads and insufficient pavement thickness.

All Other Streets

- All other streets are catalogued in the Identification of Existing Roadway Designations.

3. CONCEPTUAL THOROUGHFARE EXTENSION PLAN

4. PARK ZONES AND FACILITIES MAP

PARK ZONES AND FACILITIES MAP

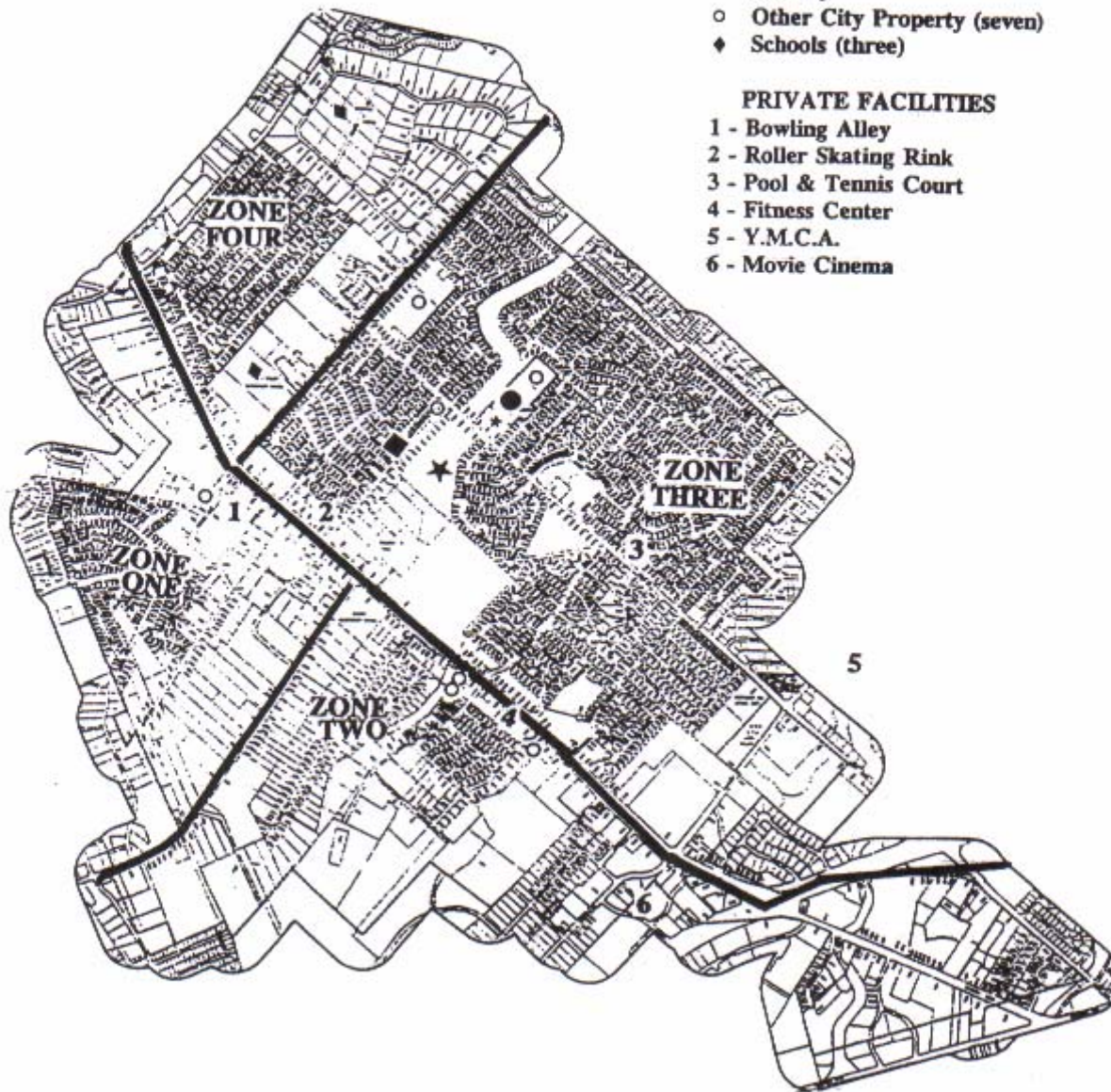
CITY OF LEON VALLEY

LEGEND

- ★ Raymond Rimkus Park
- Pool
- Seniors & Community Center
- * Library
- Other City Property (seven)
- ◆ Schools (three)

PRIVATE FACILITIES

- 1 - Bowling Alley
- 2 - Roller Skating Rink
- 3 - Pool & Tennis Court
- 4 - Fitness Center
- 5 - Y.M.C.A.
- 6 - Movie Cinema



UNITED G DATA

B. COMMUNITY SERVICES COMPONENT

1. GOALS, OBJECTIVES AND RECOMMENDED STRATEGIES

Statement of Purpose

The Community Services Component of the Plan includes recreational, informational and public safety elements. Although some specific strategies are included in this section, these are merely means to achieve the stated goals and objectives and are certain to be revised in a changing environment. The Community Services Component is intended to serve as a practical tool to guide the future development and growth of the community services offered to Leon Valley.

GOAL ONE

To protect the health, safety and welfare of all Leon Valley citizens.

Objectives:

- (1) To provide quality public services to citizens of all ages.
- (2) To positively affect the health and welfare of Leon Valley's citizens through public safety services.

Recommended Strategies:

- (1) Maintain an efficient and effective police force and fire department through the implementation of departmental long range plans.
- (2) Continue efforts to sustain existing programs including, but not limited to, uniformed patrol, criminal investigations, crime prevention, communications, rescue, emergency management, hazardous materials, and records through appropriate budget allocation.
- (3) Investigate expansion of community based programs (i.e. Crime Watch, Smoke Detector Program).

GOAL TWO

To provide a variety of recreational opportunities for all Leon Valley citizens.

Objectives:

- (1) To ensure adequate recreation space within Leon Valley.
- (2) To encourage maximum use of community services and facilities by the community.

Recommended Strategies:

- (1) Establish cooperative agreements with local civic groups and governmental agencies to support mutual programs for recreation and education for the total community.
- (2) Explore and seek to obtain external funding for special projects and programming to benefit community services (library, parks, and recreation).
- (3) Consider improvements to Raymond Rimkus Park to benefit overall community needs.
- (4) Continue efforts to reduce vandalism at public facilities through citizen awareness and security measures.
- (5) Investigate the expansion of recreational programming and facilities for all segments of the population.
- (6) Consider providing outdoor recreational resources for scheduled use by other program providers (i.e. athletic or sports organizations).
- (7) Support the continued private operation of City pool.

GOAL THREE

To provide the community with access to books, information, programs and related resources and services.

Objectives:

- (1) Encourage maximum use of the library's services and materials by all age groups in the community.
- (2) Maintain support with local groups and governmental agencies to support mutual recreational and educational programs for the total community.
- (3) Serve as an information resource to businesses, professionals and local government officials and staff.

Recommended Strategies:

- (1) Provide resources for education, information, research, culture, recreation and leisure needs and/or interests.
- (2) Collaborate with other educational, social, and cultural groups in the community who also seek to promote the reading interests of adults, youth, and children.
- (3) Seek to provide for research, documentation and commemoration of the heritage and history of the Leon Valley area.
- (4) Explore and obtain external funding for special projects and programming to benefit local patrons of the library.
- (5) Expand existing facilities as necessary and as funding is appropriated.

2. PARKS AND RECREATION PLAN

Statement of Purpose

Parks and other forms of outdoor recreation are critical components of suburban living. The City of Leon Valley recognizes that a well-planned parks and recreation system positively affects the health and welfare of its citizens and that such services are vital to the well-being of its citizens.

Increased residential growth in Leon Valley and the surrounding area will bring more potential park and recreation users to Leon Valley. The City must ensure that the park system is prepared to adequately provide services for such anticipated impacts of growth.

Although some specific recommendations are included in this document, these are merely indicative of means to achieve the stated goals and objectives of the Park Plan and are certain to be revised in a changing environment.

This plan is intended as a practical tool to guide the future development and growth of the parks and recreation system within the City of Leon Valley.

Scope of Park Plan

The City of Leon Valley includes approximately 3.5 square miles and, effectively surrounded by the City of San Antonio, anticipates very little geographic growth.

The majority of the remaining undeveloped land within the City limits, however, is currently zoned for residential development. Such growth will create potential recreation users to the City.

The Park and Recreation Plan encompasses not only existing recreational facilities but also identifies likely future needs of a growing residential population. In order to create a more complete picture of the recreational opportunities in Leon Valley, both public and quasi-public owned facilities are listed in the Plan inventory.

Planning Methodology

When planning for the outdoor recreational system of a small geographic area such as the City of Leon Valley, the needs of the entire community should be addressed. Examined as an aggregate, the existing outdoor recreational facilities fairly well meet professional standards for the estimated population [See Park, Recreation, and Open Space Standards Tables I & II, Section IV, B, 2(a)]. The physical barrier created by Bandera Road (State Highway 16), however, significantly reduces accessibility to the current Raymond Rimkus Park.

To address the needs of its citizens, the City undertook a survey in May, 1995, to find out the adequacy of existing facilities and the perceived needs for additional recreational facilities.

Results of 1995 Park Survey

In 1995, a survey was distributed to all Leon Valley residents (2,470 households) as an insert to the City's newsletter, the "Lions Roar", during May 1995. Articles appeared in the Helotes Echo and the Northwest Recorder Times encouraging residents to return the survey with their comments. One hundred and forty three (143) surveys were returned.

The 1995 survey found that ninety-two percent (92%) of the respondents use the existing Raymond Rimkus park of which seventy-seven percent (77%) were families.

Of those surveyed, Ninety-two percent (92%) of the respondents use the existing Raymond Rimkus park. Seventy-seven percent (77%) are families.

Existing Facilities

The following information is provided describing the percentage of the respondents who use the existing facilities.

| <u>Facility</u> | <u>Respondents</u> | <u>Facility</u> | <u>Respondents</u> |
|------------------------|---------------------------|------------------------|---------------------------|
| Walking Path | 92% | Pavilion | 23% |
| Picnic Tables | 69% | Softball Field | 20% |
| Playground | 65% | Volleyball Court | 15% |
| Multi-Purpose Courts | 31% | BBQ Pit | 15% |
| Tennis Courts | 29% | Community Garden | 7% |

Future Facilities

Of the respondents, sixty percent (60%) feel that additional facilities are needed. Additional trees, restroom facilities, and walking trails are preferred.

Sixty-seven percent (67%) favored expanding the recreational areas within the City. Forty-five percent (45%) favored expanding the existing City Park, forty percent (40%) favored development of neighborhood parks in addition to the existing City Park.

In 1996, the City added 4.277 acres of park land located on Poss Road.

INVENTORY OF EXISTING PUBLICLY OWNED FACILITIES

Raymond Rimkus Park

| | |
|----------------------|--------------------------------|
| Acres | 58.4 |
| Developed acres | 22.4 |
| Community Garden | 39 - 10' x 20' gardening plots |
| Softball Field | 1 |
| Soccer field | 2 |
| Tennis court | 2 |
| Basketball court | 2 (1/2 court) |
| Playground | 1 |
| Equipment | picnic facilities |
| Pavilion | 1 |
| Picnic Shelter | 1 |
| Improved Pathway | Approx 1 mile |
| Volleyball Court | 1 |
| Other facilities | 2 restroom/storage building |
| *Handicap Accessible | |

Leon Valley Swimming Pool

Currently leased to and operated by the Leon Valley Community Association

Leon Valley Activities Building

| | |
|--------------------|-----------------------------|
| Square feet | 4,000 (gross leasable area) |
| Raised platform | 1 |
| Kitchen facilities | 1 |
| Basketball hoop | 1 (retractable) |
| Tables & chairs | To seat 300 |

Conference Center

| | |
|-----------------|-----------------------------|
| Square feet | 5,000 (gross leasable area) |
| Meeting rooms | 3 |
| Tables & chairs | To seat 150-250 |
| Mini kitchen | 1 |

Nearby Educational Facilities

Leon Valley Elementary School
John Marshall High School
Northside Learning Center
Pat Neff Middle School
Oak Hills Elementary School

LISTING OF PRIVATELY OWNED PUBLIC FACILITIES

Inside City Limits

- 1) Bowling alley
- 2) Roller Skating Rink
- 3) Forest Oaks Neighborhood Pool & Tennis Courts
- 4) Fitness Center (2)
- 5) NW Little League Complex

Adjacent Leon Valley Area

- 5) Northwest YMCA
- 6) Senior NW Little League Field
- 7) Fitness Center

Park Zones

The City of Leon Valley has been divided into four (4) Park Zones to enhance the planning process and to facilitate actualization of the objectives outlined in this plan.

Community Park Zone

Definition -The area served by this Park Zone is the entire City of Leon Valley, including its extra-territorial jurisdiction and any subsequent additions either to its incorporated limits or to its extra-territorial jurisdiction.

Findings - Using the Recreation Standards included in Park, Recreation, and Open Space Standards Tables, the acreage of the City's municipal park is insufficient for the current population within the City limits.

- The demand for use of the ball fields exceeds the current capacity.

- Raymond Rimkus Park serves as a park for Leon Valley and surrounding area residents with an approximate population of 27,000.
- Park acreage ratios range from three to ten acres for each 1,000 persons. Assuming the lowest ratio of three and a population of 20,000, the City needs a total of at least 60 acres of park land or an additional 38 acres of land.
- In 2003, the 36-acre Huebner/Onion tract was added to the City as wilderness area. The addition of this wilderness area is encouraged to serve the areas south of Bandera Road. These areas should be contiguous to adjacent subdivisions because of limited pedestrian circulation in these areas.

Neighborhood Park Zone One

- Definition - That area of the City bounded on the south by FM-471 (Grissom Road), on the east by SH 16 (Bandera Road) and on the north and west by the City limits.
- Findings
- Access to the only existing park, Raymond Rimkus Park, is limited due to the pedestrian barrier presented by Bandera Road.
 - Park Zone One contains a major residential subdivision (Old Mill), which would benefit from neighborhood or sub-neighborhood size outdoor recreational facility.

Neighborhood Park Zone Two

- Definition - That area of the City bounded on the north by FM-471 (Grissom Road), on the east by SH 16 (Bandera Road) and on the south and west by the City limits.
- Findings
- Access to the only existing park, Raymond Rimkus Park, is limited due to the pedestrian barrier presented by Bandera Road.
 - Park Zone Two contains several large tracts currently zoned for residential use. Upon development, the mandatory dedication provisions included in Leon Valley City Code Chapter 24, "Subdivision & Plats" should be strictly enforced.
 - An Apartment complex with an on-site swimming pool is located within the zone.
 - An elementary school with an on-site ball field and playground facility is located within the zone.
 - The undeveloped portion of the zone located within the 100-year flood plain provides habitat for wildlife and, therefore, may be suitable for limited recreational activities.

This area may be valuable for conservation, open space easements or as a walking trail.

Neighborhood Park Zone Three

Definition - That area of the City bounded on the north by Huebner Road, on the west by SH 16 (Bandera Road) and on the south and east by the City limit.

Findings

- Raymond Rimkus Park serves as a neighborhood park adequate to meet the needs of residents in zone three.
- The Leon Valley Activities Building and library are located in this zone as are the two community pools. This indicates potential for further development of the zone as the recreational heart of the City.
- Huebner Creek runs through this zone and should be preserved as an open space.
- Most of the land in this zone has been developed which inhibits placement of future pocket parks or "tot lots."

Neighborhood Park Zone Four

Definition - That area of the City bounded on the south by Huebner Road, on the west by SH 16 (Bandera Road) and on the north and east by the City limit.

Findings

- Access to the only existing park, Raymond Rimkus Park, is limited due to the pedestrian barrier presented by Huebner Road. Additionally, limited egress from the Linkwood Addition subdivision reduces access to the park.
- Pedestrian access via the placement of a sidewalk from Linkwood through Evers Road is encouraged for access to the park.
- This zone has potential for residential development, although much of the growth will be the result of individual residential units, rather than large multi-family tracts.
- Two schools exist in this zone. John Marshall High School houses recreational facilities which are somewhat unused during non-school hours. Leon Valley Elementary has a playground which is unused during non-school hours.

MISSION OF PARKS & RECREATION SYSTEM

The parks and recreation sites within the City of Leon Valley should be designed to provide for the general welfare of the citizens via a well-planned system of parks and recreational facilities which recognizes the aesthetic, open space, wilderness areas, and recreational needs of the residential, business and visitor communities served in an urban area.

GOAL ONE**To provide access to outdoor recreation services to all Leon Valley citizens.****Objectives:**

- (1) Remove to the greatest extent reasonable all physical barriers to existing and future facilities that limit access for handicapped individuals.
- (2) Establish sub-neighborhood parks with easy accessibility without crossing major thoroughfares (e.g. Mini-parks 1 acre/ 1000 persons.) Consideration should be given to strengthening mandatory dedication ordinance (Leon Valley City Code Chapter 24, "Subdivision & Plats") and/or creating a voluntary dedication program with incentives.
- (3) Ensure that all parks and recreation sites are easily and safely accessible possibly through the installation of sidewalks and/or jogging trails which converge on the existing or future community parks.
- (4) Recognize that a lack of information concerning availability of services or difficult administrative procedures can also sometimes be a barrier to use and, therefore, promote continued public awareness of services and facilities.

Specific Recommendations:

- (1) Amend Leon Valley City Code Chapter 24, "Subdivision & Plats" to permit dedication of park land of less than one acre to facilitate development of sub-neighborhood parks in small residential developments.
- (2) Adopt procedures to allow the City to collect funds for Park Improvements where dedication of small parcels for parks would be undesirable.
- (3) Pursue development of a system of pedestrian walkways (sidewalks, improved paths, bike trails, green belts, etc.) to connect to Raymond Rimkus Park and other public facilities.
- (4) Organize annual events to provide recreational opportunities and spotlight the Leon Valley Park and Recreational facilities.

GOAL TWO**To maximize usability of existing facilities .****Objectives:**

- (1) Restore and maintain existing park and recreation facilities to prevent a decline in the physical capabilities of the system.
- (2) Develop existing park acreage which is currently undeveloped and/or underdeveloped.
- (3) Acquire adjacent land as it becomes available to expand the existing park.
- (4) Reduce vandalism at public facilities via adequate lighting and other security measures as well as through citizen awareness.
- (5) Monitor user needs.

Specific Recommendations:

- (1) Continue to improve facilities at Raymond Rimkus Park including the ball fields and picnic areas.
- (2) Pursue expansion of Raymond Rimkus Park possibly through acquisition of a conservation/open space easement in floodplain or other privately owned property adjacent to the Park.
- (3) Continue utilization of a portion of the Park for the community garden.
- (4) Conduct annual survey of citizens regarding recreation needs.
- (5) Expand trails along upper Huebner Creek Right-Of-Way, connect to subdivisions where feasible.
- (6) Consider increase in user fees to more effectively represent cost of service.

GOAL THREE

To maximize diversity of recreational services offered in the City.

Objectives:

- (1) Expand co-operation with other governmental and public agencies, especially the Northside Independent School District, in areas where the land can be jointly used.
- (2) Expand co-operation with the private sector to reduce duplication of services and promote availability of a variety of recreational facilities.
- (3) Promote outdoor recreation resources for scheduled use by other program providers such as athletic associations and other sports organizations.
- (4) Expand recreational programming offered.
- (5) Increase volunteerism and private participation in producing services such as tournaments, festivals or organized youth activities.
- (6) Encourage development of compatible activities between various user-groups of the facilities (i.e. After school walks supervised by senior citizens).
- (7) Support leased pool facilities.

Specific Recommendations:

- (1) Explore possibility of inter-local agreement concerning use of tennis courts at John Marshall High School as well as other school facilities.

GOAL FOUR

To establish and improve neighborhood and sub-neighborhood parks throughout the City.

Objectives:

- (1) Ensure that residential development which will increase the potential demand on the recreational services adequately provides for its anticipated impact on the park and recreation system.
- (2) Amend subdivision and/or zoning regulations to strengthen the mandatory dedication ordinance.
- (3) Encourage neighborhood or home-owner associations to establish and maintain neighborhood parks and green belts.
- (4) Acquire and develop new outdoor parks and green belts in those areas currently deficient in outdoor facilities.
- (5) Explore the use of existing drainage areas for jogging trails and other recreational uses.

Specific Recommendations:

- (1) Amend Leon Valley City Code Chapter 24, "Subdivision & Plats" to permit park land dedication of areas less than one acre for small residential developments or payment in lieu of land where dedications are not feasible.

GOAL FIVE

**To acknowledge and accommodate open space provisions
as a vital component of growth management.**

Objectives:

- (1) Consider open space preservation a priority especially in flood plains and along stream or creek corridors; encourage passive development as green belts.
- (2) Encourage willing, private landowners to protect open space via transfer of development rights and scenic or conservation easements.
- (3) Inform land owners of portions of the Property Tax Code which may provide reduced property taxation if land is voluntarily declared for recreation or scenic use.
- (4) Preserve and enhance open space potential of publicly owned land throughout the City.

Specific Recommendations:

- (1) Re-evaluate existing landscape ordinance to ensure its continued suitability for the preservation of open space.
- (2) Explore creation of incentive program to encourage voluntary dedication of land for parks, conservation or open space purposes.

Profile

Raymond Rimkus Park located at the corner of Evers Road and Poss Road was established in 1973 and was developed throughout the late seventies and early eighties. The park is located within the Huebner Creek floodway. In 1996, it was expanded from 18 acres to 22 acres and in 2000, another acre was added with FEMA assistance. The park amenities include: a playground, picnic areas, a pavilion, soccer and baseball fields, a community garden and wildflower area, a walking trail, and public restroom facilities.

Land Use

- The park is zoned R-1 (Single-Family) and is used as a natural community and public recreation area.
- The park is encouraged to remain a day use park only and night use of the park is strongly discouraged.
- Any commercial development of this area is strongly discouraged.
- Any further acquisition or development of land in the area is encouraged to become incorporated as part of the Raymond Rimkus Park area.

Commercial Interface

- Evers Road
- Poss Road

Housing/Neighborhood

- The park is surrounded by the Grass Valley, Canterfield, and Sun Valley Subdivisions.

Community Services

- Consider minimal security lighting in parking areas to promote park and community safety.
- Leon Valley police patrol of the park is strongly encouraged, specifically after day use hour have expired and the park is closed.

RAYMOND RIMKUS PARK**“CONTINUED”****Community Services**

- The placement of bolards or alternative barriers are strongly encouraged to discourage illegal parking along Poss Road. Consideration may also be given to widening and curbing Poss Road.
- The street edge of Huebner Creek and the bottom of the channel should be armored to eliminate erosion.
- Promote yearly evaluation of park users and potential improvements such as the construction of a second pavilion to meet user and community needs.
- Continue maintenance and upkeep of all park areas, with special attention to playground equipment, and park and floodgates.

Environment

- Huebner Creek presents development challenges for the park area.
- Adhere to all applicable State and Federal laws pertaining to environmental issues.
- Any development in this area must comply with FEMA regulations as adopted by the City.
- Create a Flood Escape Plan with maps detailing the escape route(s). Further, educate the residents of the area regarding this plan of action for serious flood conditions. Additionally, cars should be evacuated from the park during flood events and children should be discouraged from playing in flood waters.

Capital Improvements

- Consider Capital Improvement Programming for the park area, specifically erosion control along Huebner Creek and other applicable flood/drainage improvements.

3. LEON VALLEY PUBLIC LIBRARY MISSION

The primary mission of the Leon Valley Public Library is to provide quality public library services for all residents and businesses of Leon Valley, enriching the entire community.

The Leon Valley Public Library sustains its mission by:

Encouraging the maximum use of the Library's services and materials by all age groups in the community.

Providing resources to respond to needs for information, education, research, culture, recreation and leisure interests. The Library will include book, non-book materials and automated information sources which will respond to differing interests, educational levels and native abilities.

Continued cooperation with local groups and governmental agencies to support mutual cultural, recreational and educational programs for the total community.

Selecting, organizing, preserving, and making available print, electronic, and non-print materials for public use.

Promoting endeavors which will stimulate and expand the reading interests of adults, youth, and children. The Library will collaborate with other cultural, social, and educational groups in the community to foster similar aims.

Serving as an informational resource to businesses, professionals, local government officials and staff.

Continued exploration and acquisition of external funding for special projects and programming which will benefit the community.

Provide for researching, documenting, and commemorating the heritage and history of the Leon Valley area.

The Leon Valley Public Library has set standards to provide quality public library services. These measurable standards address public services and collection development, both important to library improvement and service. These standards are evaluated and updated each fiscal year, or as the need dictates.

INVENTORY OF LIBRARY COLLECTIONS AND FACILITY

| |
|---|
| <p><u>Building</u></p> <p>6,000 square foot building with parking for 1-20 vehicles. Secured storage for City Records on second floor of Library facility</p> |
| <p><u>Books</u></p> <p>43,000 hardback and paperback books, including a large type collection for the visually impaired</p> |
| <p><u>Audio Materials</u></p> <p>915 books on tape or books on cassettes</p> |
| <p><u>Filmstrips</u></p> <p>80 filmstrips with cassettes</p> |
| <p><u>Videocassettes</u></p> <p>925 VHS format items</p> |
| <p><u>Compact Disk Software</u></p> <p>100 items</p> |
| <p><u>Other Library Materials</u></p> <p>126 including, but not limited to: puppets, puppet kits, pamphlets, oral histories, historical documents, photographs, and manuscripts</p> |
| <p><u>Periodical Subscriptions</u></p> <p>115</p> |
| <p><u>Newspaper Holdings</u></p> <p>4 local and 2 national</p> |
| <p><u>Equipment for Public/Staff Use</u></p> <p>Including public access computers with word processing and Internet capabilities, compact disk drives, projectors, cameras, puppet theater, tape recorders, videocassette player and monitor, microfilm reader, microfiche reader, flannel board, and chess sets</p> |

Existing Services:

The Library is open to the public 40 hours each week, including two evenings and Saturday. Internet service, messaging to staff and reservation of materials through computer modem is available 24 hours-a-day. The library catalog may also be browsed on the Internet.

The Library is an accredited member of the Texas State Library System and receives various system services as a part of membership. These services include: interlibrary loan support, collection development funds, and continuing education seminars.

The Library also has computers available to allow users to learn and use the technology for personal education, research, and word processing. Interlibrary loans of materials not held locally, are readily available. Additionally, a preschool story hour is held each week.

Basis services include: reference and referral information services; homebound delivery of materials; genealogy collection; summer reading programs; all age chess group; and special informational and recreational programming.

Future Library expansion along the east wall of the facility will provide an additional 3,000 square feet of reading and learning space for young people in the community.

Staff includes the Library Director, who holds an accredited Master's degree in Library and Information Sciences, a Library Technician, who holds a degree in Library Technology and a Library Clerk. Numerous Library Volunteers assist with library task.

The primary mission of Leon Valley Public Library is to provide quality public library services for all residents and businesses of Leon Valley to enrich the entire community.

4. POLICE DEPARTMENT MISSION

The primary mission of the Leon Valley Police Department is to strive to maintain order and protect lives and property.

The Leon Valley Police Department sustains its mission by:

Maintaining an active crime prevention program devoted to actively seeking to reduce the cause of crime through improving Police-community relations, the establishment of neighborhood watch groups, community education, participation in youth activities, consulting with area businesses in loss preventions and the sponsoring of anti-drug programs in the area schools.

The arrest and prosecution of offenders by the utilization of adequate police patrol supported by investigators in a belief that quick apprehension is a means to discourage would-be violators. The certainty of arrest and prosecution has a deterrent quality which is intended to make crime seem less worth-while. Apprehension makes it possible for society to punish offenders, provide opportunity for rehabilitation and lessen recidivism.

Actively seeking to reduce the monetary cost of crime by the recovery of stolen and missing property.

The regulation of non-criminal conduct. This aspect of the police mission includes the enforcement of traffic laws and local City ordinances. The main purpose is regulation with the apprehension and punishment of violators as a means of achieving compliance.

The performance of services not available elsewhere in the community. This includes activities such as: operation of detention facilities, search and rescue operations, licensing, providing security personnel to the court and other City functions.

The department answers over 9800 calls for service each year. The response time averages less than 2.5 minutes. The Leon Valley Police Department participates in the 911 emergency telephone response system to aid in the timely response to emergencies.

The Leon Valley Police Department is able to accomplish its mission with a staff of 25 sworn officers, 20 reserve police officers and eight civilians. In addition, there are four school crossing guards. The department has five major divisions: uniform patrol, criminal investigations, crime prevention, communications and administration.

5. FIRE DEPARTMENT MISSION

The primary mission of the Fire Department is to prevent and minimize the loss of life and property within the corporate limits of the City by establishing control over fires, sudden medical emergencies, and the consequences of natural and man-made disasters.

The Fire Department sustains its mission and serves the citizens of Leon Valley through service delivery programs. These programs are listed below along with objectives to maintain these programs.

The Leon Valley Fire Department sustains its mission by:

- 1.) Maintaining response capabilities and preparedness for:

| | |
|------------------------------|---------------------------------|
| * Fire Suppression | * Emergency Management |
| * Fire Prevention | * Technical Rescues |
| * Fire Investigations | * Hazardous Materials Incidents |
| * Emergency Medical Services | * Terroristic Threats |
- 2.) Maintaining active fire prevention, injury prevention, general safety, and emergency preparedness programs. The programs are delivered through aggressive code enforcement, inspections, investigations, and public education.
- 3.) Maintaining all personnel and equipment in a high state of readiness for immediate response on a 24/7 basis.
- 4.) Continuously evaluating, planning and preparing in order to successfully sustain our mission in these very dynamic services.
- 5.) “Risk Analysis” is evaluated for a proper balance between costs and risks.

The department responds to over 1,400 emergencies per year, of which approximately 60% are Emergency Medical responses. Response times average approximately 4.5 minutes. Over 1,000 inspections are conducted each year, with firefighters also conducting over 100 prefire plans. Approximately 4,000 people attend various public education programs conducted by Fire Department personnel yearly.

Fire Department staffing consists of 28.5 positions. All uniformed personnel are required to have Basis Structural Firefighter Certification as a minimum, which is issued by the Texas Commission For Protection. Basic Emergency Medical Technician Certification is also required and is issued by the Texas Department of Health. The Leon Valley Fire Department is a licensed Texas Emergency Medical Services Provider through the Texas Department of Health. The Texas Department of Insurance recognizes the City of Leon Valley with a Class 4, Public Protection Classification.

C. ENVIRONMENT COMPONENT

1. GOALS, OBJECTIVES AND RECOMMENDED STRATEGIES

Statement of Purpose

The City of Leon Valley is situated just south of the Texas Hill Country on gently sloping soils ranging from limestone to clay. The Artesian/Reservoir zone of the Edwards Aquifer lies below the 3.5 square mile municipal corporation and is the source of water not only for Leon Valley but for approximately 1.5 million people throughout a five county area. Increased vehicular traffic as the metropolitan area sprawls over greater distances may contribute to reduced air quality in the future. Due to prudent land use policies developed since its incorporation in 1952, the City has generally maintained high quality environmental conditions.

As the understanding of environmental systems grows, the need for careful management of natural resources becomes increasingly more apparent. In recognition of the contribution of long-range environmental planning to the general welfare of the citizens of Leon Valley and their heirs, the Natural Resource/Environmental Component was included in the Master Plan for the first time in 1992.

The identification of the natural assets of the community and recommended policies to preserve and enhance these assets is included in order to create a guide for decision-makers in the future. Although some specific recommendations are included in this document, these should be reviewed frequently due to a rapidly changing technical, regulatory and legal environment.

Planning Scope

The geographic planning area referenced throughout this document includes the area within the City of Leon Valley. The functional planning areas include water, waste water, solid waste, air, energy and conservation. In many cases, these elements are inter-connected and cannot be clearly separated. Therefore, some redundancy between the functional areas may be noted.

2. WATER

GOAL ONE

To provide an adequate quantity of water to meet municipal needs.

Objectives:

- (1) Maintain the existing wells, pumps, storage tanks and distribution lines and repair or replace when necessary.
- (2) Practice supply management methods and develop additional water supply support.
- (3) Develop and implement demand management measures during drought and non-drought times.
- (4) Meet or exceed the State Board of Fire Insurance standards to minimize insurance key rate.

Recommended Strategies:

- (1) Review and update annual maintenance schedule to minimize leakage or other water loss relating to routine maintenance (i.e. hydrant flushing.)
- (2) Implement an aggressive leak detection program for both public mains and private water services.
- (3) Develop and implement a conservation program to include consideration of programs such as plumbing and landscape codes, rate structures and incentive programs. Continue promotion of water saving activities such as mulching and low flush toilets.
- (4) Consider installation of a third well to meet maximum potential demand in the event of equipment failure.
- (5) Consider advantages and disadvantages of consolidation with the San Antonio Water System.
- (6) Coordinate Leon Valley water management programs with regional policies.
- (7) Establish and fund programs to retrofit City facilities with water conserving devices wherever possible.
- (8) Increase public education concerning water supply issues.
- (9) Develop alternative water supplies in conjunction with SAWS and the Edwards Aquifer Authority and purchase or lease water supplies following schedule.
- (10) Revise Critical Period Management Rules to conform to the Edwards Aquifer Authority requirements.

GOAL TWO

To protect the water supply and maintain excellent water quality.

Objectives:

- (1) Meet or exceed regulatory requirements for water distributed via the Leon Valley Water System.
- (2) Minimize contamination to the aquifer through wells and septic tanks.
- (3) Monitor pollution sources in flood plain (i.e. auto shops) or other areas which may contribute to non-point source pollution of water supplies.

Recommended Strategies:

- (1) Continue to extend water and sewer mains to those existing developed areas relying on private wells or septic tanks, and encourage connection to the public system via “for material cost only” (no cost for equipment and labor) reimbursement policy.
- (2) Develop program to minimize introduction of “special” or “hazardous” wastes into watershed.
- (3) Consider alternatives to products producing hazardous waste by residents, businesses and City forces whenever possible to reduce potential for contamination via spillage, improper handling or inadequate disposal.
- (4) Continue to test water samples for bacteriological contamination on a monthly basis and comply with Environmental Protection Agency regulations for lead and copper testing.
- (5) Participate in household hazardous waste programs.
- (6) Include in stormwater management plan.

3. WASTE WATER

GOAL ONE

To ensure proper collection and, ultimately, treatment of waste water throughout the City of Leon Valley.

Objectives:

- (1) Continue to extend sewer mains to service areas not currently serviced by the public collection system. Secure easements for necessary extensions.
- (2) Continue to provide for adequate treatment of effluent via inter-local agreement with the City of San Antonio, the Regional Waste Water Authority.
- (3) Encourage development of regional plan for reuse of treated waste water.
- (4) Identify locations where remedial line work is needed and budget for timely replacement.

Recommended Strategies:

- (1) Maintain existing collection system, replace as needed. Continue "Condition Study" of system.
- (2) Expand collection system to provide service to unserved areas.
- (3) Eliminate repeated sewer overflows/blockage.
- (4) Maintain and support Regional Treatment System.
- (5) Conduct cleaning of sewer lines on systematic basis.
- (6) Begin filtration and inflow study to stop sewer outflows.
- (7) Include in stormwater program.

4. SOLID WASTE

GOAL ONE

To reduce the volume of land fill solid waste.

Objectives:

- (1) Continue the curbside collection of recyclable materials from residential customers and increase percentage of waste stream diverted.
- (2) Expand residential collection in terms of increased volume of those materials already collected and additional materials. (Increase volume recycled.)
- (3) Reduce volume of yard waste collected and handled.
- (4) Consider household hazardous waste program in conjunction with City of San Antonio.
- (5) Develop program (in conjunction with waste hauler) to increase collection of recyclable materials from businesses and apartments.
- (6) Increase emphasis on public education.

Recommended Strategies:

- (1) Increase participation in curbside collection program via Block Leader Program, articles, and possible incentive programs.
- (2) Consider collection of additional materials curbside or at stationary collection site.
- (3) Encourage “pre-cycling” via consumer education concerning packaging and information about reusable items.
- (4) Continue education about alternative disposal methods (i.e. thrift stores and so on.)
- (5) Pursue participation in “Don’t Bag It” Program designed by Texas A&M.
- (6) Continue to encourage back yard composting.
- (7) Continue to encourage xeriscape and other forms of turf minimization.
- (8) Continue community compost/ community garden.

GOAL ONE

To reduce the volume of land fill solid waste.

“CONTINUED”

Recommended Strategies:

- (1) Establish a recycling program for city operations.
- (2) Promote household hazardous waste collection program in conjunction with other cities.
- (3) Establish recycling goals for local businesses.
- (4) Continue to provide a citizen drop-off site for used motor oil and filters.
- (5) **Continue cardboard recycle bin.**

GOAL TWO

To encourage market development for recycled and reused products.

Objectives:

- (1) To maximize usage of recycled products in the private and public sector, thereby, helping to reduce current market glut for recycled products.

Recommended Strategies:

- (1) Establish City purchasing policy to encourage purchase of recycled, reused or reusable products.
- (2) Develop a “Buy Recycled” program for residents.
- (3) Develop model procurement guidelines for distribution to businesses to enable them to easily use recycled and reused products in their activities.

2. AIR

GOAL ONE

To maintain excellent air quality.

Objectives:

- (1) To maintain or reduce emissions of toxic, noxious or regulated chemicals.

Recommended Strategies:

- (1) Report all suspected violations to the Texas Natural Resources Conservation Commission.
- (2) Restrict development of industries producing toxic or noxious chemicals.
- (3) Support alternatives to reliance on single occupancy vehicular traffic (i.e. car pool “hotline”, HOV lanes, more or different bus routes and so on.)
- (4) Encourage dedication of open space to maximize green areas within the City.
- (5) Increase public education concerning air quality issues.
- (6) Participate in “Ozone Action Day” programming, as deemed appropriate.
- (7) Increase use of propane fueled vehicles where feasible.

4. ENERGY

GOAL ONE

To encourage the prudent use of energy throughout the City.

Objectives:

- (1) Minimize energy waste in both the private and public sector.
- (2) Encourage utilization of diverse energy resources.

Recommended Strategies:

- (1) Consider amendment to Leon Valley City Code, Chapter 30, "Zoning", to provide requirement for placement of trees and other vegetation to reduce energy demands for cooling.
- (2) Consider adoption of energy code to establish standards for new construction.
- (3) Implement program to retrofit City facilities whenever practicable in ways such as placement of reflective window glass, installation of "on-demand" water heaters or cooling towers, inspection and replacement of insulation on a routine basis, thermostatic controls and so on.
- (4) Procure small, fuel efficient vehicles whenever possible and maintain them so as to maximize efficiency.
- (5) Consider scheduled conversion of City fleet to alternative fuel vehicle.

5. CONSERVATION

GOAL ONE

Encourage study and analysis of any sites that may have historical or archeological value.

Objectives:

- (1) Determine historical and/or archeological value of Onion/Salazar property.
- (2) Investigate alternatives for historic preservation of determined properties.

Recommended Strategy:

- (1) Establish an “ad-hoc” committee to provide a comprehensive investigative report of potential historic sites; identify available methods for preserving the City’s historical inventory; review the advantages/disadvantages of a Historic Preservation Ordinance; and make recommendation to the City Council.

GOAL TWO

To discourage destruction or elimination of natural and vegetative habitats, as well as other natural resources. (Particularly in Huebner Creek area.)

Objectives:

- (1) To manage growth so as to preserve natural beauty which is an integral part of the quality of life in Leon Valley.

Recommended Strategies:

- (1) To consider strengthening mandatory dedication ordinance or develop program to provide incentives for voluntary dedication of land for conservation, open space or recreational purposes.
- (2) Consider open space a priority especially in flood plains and along stream or creek corridors; encourage passive development as green belts.
- (3) Inform land owners of portions of the Property Tax Code which may provide reduced property taxation if land is voluntarily dedicated for recreation or scenic use.

D. COMMERCIAL/ECONOMIC GROWTH COMPONENT

Statement of Purpose

Leon Valley is a suburban community northwest of San Antonio, one of the fastest growing sections of the Bexar Country metropolitan area. Residential, commercial and thoroughfare development in, around and adjacent to Leon Valley have spurred rapid land use changes in the last fifteen years and can be expected to continue in the future. Within the commercial planning component, the City is divided into seven (7) planning areas. Each planning area profiles the land use, commercial corridor, housing/neighborhood interface, transportation community services, and environment issues specific to the planning area.

This component of the Plan is intended as a practical tool to guide the future development and growth of the Leon Valley economy. Although some Recommended Strategies are included in this document, these are merely indicative of means to achieve the stated goals and objectives of the Commercial/Economic Growth Component and are certain to be revised in a changing economic environment.

1. GOALS, OBJECTIVES AND RECOMMENDED STRATEGIES

GOAL ONE

The economy of Leon Valley should provide sufficient and diverse goods and services to meet the needs and desires of the community.

Objectives:

- (1) Encourage the economic well-being of citizens and the expansion of the local economy and tax base.
- (2) Land development standards in commercial areas should provide for a variety of flexible development options to allow creativity, enhance stability and strengthen the City's economic base while minimizing the adverse effects on adjacent non-commercial uses.
- (3) Support long-term viability of the Bandera Road commercial corridor.

Recommended Strategies:

- (1) Approve commercial zoning requests and development proposals which conform to the Master Plan.
- (2) Encourage the development of commercial areas located within designated corridors along appropriate thoroughfares.
- (3) Discourage the rezoning of property solely for the intent of increasing the property's value.

GOAL TWO

Provide a regulatory environment which encourages continued viability and expansion of existing conforming businesses and establishment of new businesses.

Objective:

- (1) Provide an administrative process and staff support which shall attempt to identify and implement measures to reduce time and expenses of development while continuing to protect other City interests.

Recommended Strategies

- (1) Review zoning and development regulations to allow flexible development within established constraints and minimization of review and approval time.
- (2) Follow the guidelines established by the Specific Use Permit procedure in the development of commercial areas.
- (3) Encourage design of commercial corridors which reduce the congestion and land use conflicts associated with strip commercial development.
- (4) Maintain a landscape ordinance.
- (5) Investigate a pad site policy to address visual obstruction of commercial activities.
- (6) Encourage enforcement, monitoring and review of current sign ordinance, Leon Valley City Code, Chapter Five, "Signs and Billboards."

GOAL THREE

To enhance compatibility between commercial and residential land uses.

Objectives:

- (1) Provide adequate land for various types of housing within acceptable densities and quality.
- (2) Guide the development of any new housing neighborhoods to enhance existing development and provide safe, sanitary conditions.
- (3) Provide adequate land designated for commercial areas to meet the economic demand and assure that all land uses, whether mixed or segregated, are compatible with each other.

Recommended Strategies:

- (1) The density of new residential areas should be in the same range as the average density of adjacent existing development, unless adequate protection and buffers are provided.
- (2) Residential development should provide adequate lot size and shape to accommodate residential structures that provide usable open space, adequate size, and protect the privacy of indoor and outdoor uses.
- (3) Site design techniques, such as buffers of screens, accent and building orientation, should be employed to mitigate negative intrusions on residential areas.
- (4) Land development in commercial areas should enhance stability and strengthen the City's economic base while minimizing the adverse effects on adjacent non-commercial uses.

GOAL FOUR

To plan and develop public facilities and services consistent with the land use plan.

Objectives:

- (1) Use capital improvements planning as a guide to assist in the fulfillment of goals in the Master Plan.
- (2) Encourage new development location in areas already served by utilities and other community facilities.
- (3) Require each new development in areas already served by utilities and other services to pay as many direct and indirect costs created by that development.

Recommended Strategies:

- (1) Develop and implement a comprehensive Capital Improvements Plan based upon practical considerations of the land use plan and new development.
- (2) Examine facilities for possible extension and/or enhancement in an effort to provide adequate service to existing development.
- (3) Continue the administration of impact fees for all appropriate development activities.

GOAL FIVE

Provide a framework for the enactment and consistent application of zoning ordinances, subdivision regulations, and other land use regulations.

Objectives:

- (1) Consistent examination and application of land use regulations necessary to uphold the Plan.
- (2) Establish a measurement tool to gauge the effectiveness and efficiency of land use decisions based upon Plan recommendation.

Recommended Strategies:

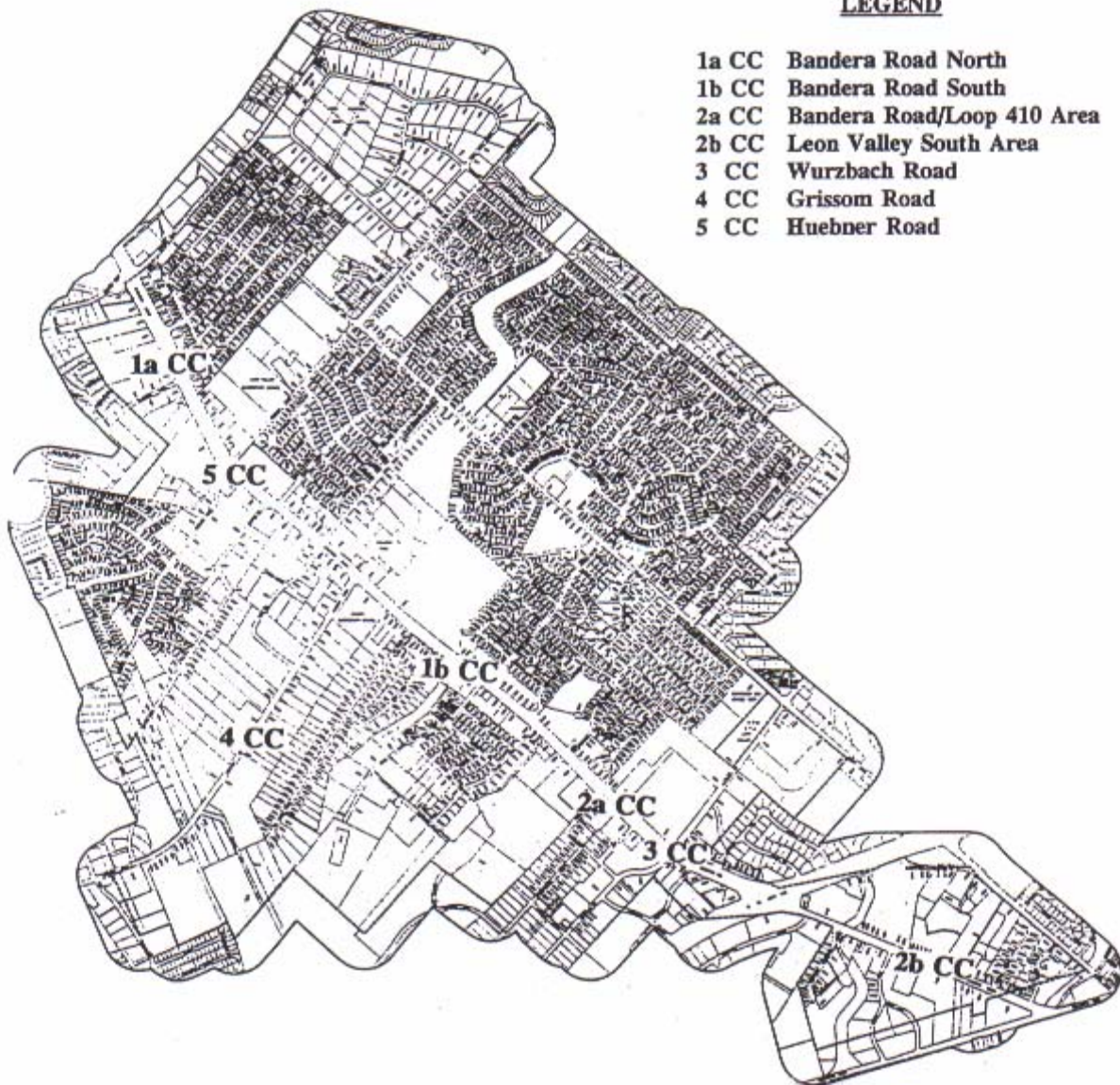
- (1) Periodic review of land use regulations to ensure compliance with the Plan.
- (2) Continue the Specific Use Permit application process for all appropriate development considerations.
- (3) Prepare an annual summary of land use applications to include any case decisions which contradict Master Plan recommendations.
- (4) Consider establishment of reasonable performance standards for buffers.

2. COMMERCIAL PLANNING AREAS

COMMERCIAL PLANNING AREAS

LEGEND

- 1a CC Bandera Road North
- 1b CC Bandera Road South
- 2a CC Bandera Road/Loop 410 Area
- 2b CC Leon Valley South Area
- 3 CC Wurzbach Road
- 4 CC Grissom Road
- 5 CC Huebner Road



UNITED GEO DATA
A DIVISION OF UNITED LAND SYSTEMS, INC.



DEFINITIONS OF COMMERCIAL ZONING DISTRICTS

O-1 (Office)

B-1 (Small Business)

B-2 (Retail)

B-3 (Commercial)

I-1 (Light Industrial)

1aCC Bandera Road North Corridor

Profile

This area is made up of developed parcels of land with B-2 (Retail) use, as well as some B-3 (Commercial). The goal of this plan is to encourage primarily retail uses along this corridor.

Land Use

- It is encouraged that a 200-foot, B-2 (Retail) Corridor be maintained along Bandera Road.
- For the Bandera Rd. area (from Poss Rd. north to city limit line) rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged.
- Encourage rezoning of B-3 (Commercial) properties to B-2 (Retail), specifically on the east side of Bandera Road.
- Retail and/or Commercial uses shall not face Linkcrest Drive.
- Area north of Reindeer Trail to city limit line, west of Bandera Road, may be rezoned to B-2 (Retail) to encourage retail development with appropriate and effective buffering to protect surrounding uses.

Commercial Corridor

- Bandera Road.

Housing/Neighborhood Interface

- Linkwood Addition and Grass Valley Subdivision.
- Commercial uses in this area shall not face Linkcrest Drive.

Community Service

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Adhere to Leon Valley Chapter 24, “Subdivision and Subdivision Plats,” specifically sidewalks.

1aCC Bandera Road North Corridor**“CONTINUED”****Transportation**

- The City will promote pedestrian friendly connections between the City’s physical elements, as well as the safe and efficient flow of street traffic.

Environment

- Any development in this area must comply with FEMA regulations as adopted by this City.
- Adhere to all applicable Federal and State laws pertaining to environmental issues.

Capital Improvements

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Extend water and sewer mains as per development and maintain existing mains through a comprehensive capital improvement program.

1bCC Bandera Road South Corridor

Profile

This area is made up of developed parcels of land with B-2 (Retail) use as well as B-3 (Commercial). One of the largest B-3 (Commercial) properties in this area is the Ancira – Winton car dealership. The goal of this plan is to encourage primarily retail uses along this corridor.

Land Use

- It is encouraged that a 200-foot, B-2 (Retail) Corridor be maintained along Bandera Road.
- For the Bandera Rd. area from Rue Francois north to Poss Road rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged.
- Any commercial development in this corridor should provide adequate protection with appropriate and effective buffering to protect surrounding uses.
- Explore and consider development of the vacant 36-acres tract as parkland in collaboration with Raymond Rimkus Park. Proposed development of these tracts will be evaluated on a case by case basis.

Commercial Corridor

- Bandera Road.

Housing/Neighborhood Interface

- Leon Valley Ranch Area and Seneca Estates Subdivision.
- Commercial uses in this area shall orient towards Bandera Road.

Community Service

- The vacant 36-acre tract as park land is encouraged for all residents and visitor's to the City of Leon Valley
- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Adhere to Leon Valley Chapter 24, "Subdivision and Subdivision Plats," specifically sidewalks.

1bCC Bandera Road South Corridor**“CONTINUED”****Transportation**

- Encourage extension of El Verde Road across Bandera Road to be a major point of ingress and egress for the 36-acre tract when it is developed.
- Extension of El Verde Road west of Bandera Road to Shadow Mist is not favored by area residents and is discouraged.
- The City will promote pedestrian friendly connections between the City’s physical elements, as well as the safe and efficient flow of street traffic.
- Refer to the Conceptual Thoroughfare Plan (CTP), for further road expansions.

Environment

- Any development in this area must comply with FEMA regulations as adopted by this City.
- Adhere to all applicable Federal and State laws pertaining to environmental issues.

Capital Improvements

- Extend water and sewer mains as per development and maintain existing mains through a comprehensive capital improvement program.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule as proposed by the City Engineer.
- Continue exploring drainage plans and development for Huebner Creek area. Development of this area poses additional challenges.

2aCC Bandera Road/Loop 410 Area

Profile

This area is primarily made up of developed parcels of land with B-2 (Retail) and B-3 (Commercial). These retail and commercial areas tend to act as buffers for the existing and established residential neighborhoods.

Land Use

- For the Bandera Rd. area (Loop 410 to Rue Francois), B-3 (Commercial) zoning is not intended to abut residential areas.
- Commercial development abutting residential areas must provide an adequate and effective buffer to maintain the existing character of the surrounding neighborhoods.

Commercial Corridor

- This section of Bandera Road crosses Wurzbach Road and both are heavily traveled.

Housing/Neighborhood Interface

- Seneca Estates and Rollingwood Estates.

Community Service

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Adhere to Leon Valley Chapter 24, "Subdivision and Subdivision Plats," specifically sidewalks and utility construction.

Transportation

- Traffic on Wurzbach Road at Bandera Road has increased due to City of San Antonio road improvements (Wurzbach Parkway).
- Refer to Conceptual Thoroughfare Extension Plan.
- Bandera Road is a Primary Arterial/Type A.
- Wurzbach Road is a Primary Arterial/Type A

2aCC Bandera Road/Loop 410 Corridor**“CONTINUED”****Transportation**

- Texas Department of Transportation is planning a elevated entry ramp from Loop 410 to Rue Francois to begin construction in the Spring of 2004. This construction is expected to delay and divert traffic onto Evers Road.
- The City will promote pedestrian friendly connections between the City’s physical elements, as well as the safe and efficient flow of street traffic.

Capital Improvements

- Extend water and sewer mains as per development and maintain existing mains through a comprehensive capital improvement program.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule as proposed by the City Engineer.

2bCC Leon Valley South Corridor

Profile

This area of land is comprised of one small neighborhood area, surrounded by primarily B-3 (Commercial) and I-1 (Industrial) uses and limited B-2 (Retail) and O-1 (Office). In order to preserve the Hodges Subdivision neighborhood area, appropriate and effective buffering is strongly encouraged.

Land Use

- Recommend rezoning of all undeveloped land northeast of Bandera Road, zoned R-1 (Single Family), to O-1 (Office), B-1 (Small Business) or B-2 (Retail).
- Consider development and rezoning of lots fronting the Hodges Subdivision to O-1 (office), B-1 (Small Business) or B-2 (Retail), with strong attention to cross traffic generation and small lot size. Commercial development B-3 (Commercial) or I-1 (Industrial) is discouraged.
- Any future nonresidential development of this area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas.
- In the development of lots north of Hodges Subdivision, drainage issues must be addressed by the developer.
- Recommend rezoning of undeveloped land zoned R-1 (Single Family) between Timco East and Timco West, to I-1 (Industrial).

Commercial Corridor

- The Bandera Road South.
- City Limit Line (just before Callaghan Road).

Housing/Neighborhood Interface

- Hodges Subdivision.

Transportation

- Coordinate with TxDot and City of San Antonio to increase capacity of road system to meet anticipated growth.
- Bandera Road is a Primary Arterial/Type A.

2bCC Leon Valley South Corridor

“CONTINUED”

Transportation

- The City promote pedestrian friendly connections between the City’s physical elements, as well as the safe and efficient flow of street traffic.

Community Services

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing, harmonious signage.
- Adhere to Leon Valley Code Chapter 24, “Subdivisions and Plats”, concerning sidewalk policy.

Environment

- Developers should be aware of uncapped water wells in the area.
- Any development in this area must comply with FEMA regulations as adopted by this City.
- Adhere to all applicable Federal and State laws pertaining to environmental issues.

Capital Improvements

- Consider Capital Improvement Programming for this area, specifically sidewalks.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule as proposed by the City Engineer.

3CC Wurzbach Road Corridor

Profile

This area of land is comprised of mostly B-3 (Commercial) areas with some R-1 (Single-Family) and B-2 (Retail).

Land Use

- B-2 (Retail) and B-3 (Commercial) land use recommended for all lots fronting Wurzbach Road, west of Bandera Road..
- For the Wurzbach Road area, directly east of Bandera Road, B-3 (commercial) zoning is not intended to directly abut residential districts.
- Commercial development fronting residential areas must provide adequate protection with appropriate and effective buffers to maintain the existing character of the neighborhood.
- B-3 (Commercial) zoning is not encouraged to abut residential areas.
- A unified zoning approach is encouraged in the Rollingwood Estates subdivision.
- Recommend rezoning of lots in the Rollingwood Estates Subdivision zoned R-1 (Single Family) fronting on Wurzbach Road to be rezoned to B-2 (Retail) or B-3 (Commercial) or R-3 (Multi-Family).
- Encourage rezoning of R-1 (Single Family) to R-3 (Multi-Family) along the east side of Wurzbach Road.

Commercial Corridor

- Encourage rezoning of area zoned R-1 (Single Family) in Cherry Hill Unit #1 Subdivision to R-3 (Multi-Family).
- Corridor directly abuts City of San Antonio city limit line.

Housing/Neighborhood Interface

- Calypso and Hidden Meadow Apartments.

Transportation

- Traffic on Wurzbach Road is expected to increase due to Texas Department of Transportation road construction of the Bandera/Loop 410 elevated entry ramp.

3CC Wurzbach Road Corridor

“CONTINUED”

Transportation

- The City will promote pedestrian friendly connections between the City’s physical elements, as well as the safe and efficient flow of street traffic.
- Wurzbach Road is a Primary Arterial/Type B.

Community Services

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing, harmonious signage.
- Adhere to Leon Valley Code Chapter 24, “Subdivisions and Plats,” concerning sidewalk policy.
- Sewer extensions will be needed in tandem with new development in the area behind Rollingwood Estates and the Ancira Winton subdivisions.

Environment

- Developers should be aware of uncapped water wells in the area.
- Any development in this area must comply with FEMA regulations as adopted by this City.
- Adhere to all applicable Federal and State laws pertaining to environmental issues.

Capital Improvements

- Consider Capital Improvement Programming (CIP) for this area, specifically sidewalks.
- Consider CIP for stormwater retention plan.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule as proposed by the City Engineer.

4CC Grissom Road Corridor

Profile

This area of land is comprised of mostly B-3 Commercial areas with some R-3 (Multiple-Family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden Home) and R-1 (Single-Family) areas.

Land Use

- R-3 (Multiple-Family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden Home) and R-1 (Single-Family) zoning is encouraged and existing residential areas are to be maintained as such.
- B-3 (Commercial) zoning is encouraged for Leon Valley Addition (LVA) lots northwest of Grissom Road.
- Seek consolidation of properties northwest and southeast of Grissom Rd. to augment development of properties and utilities.

Commercial Corridor

- Consider development for area along Grissom Road currently zoned B-3 (Commercial).

Housing/Neighborhood Interface

- Leon Valley Ranch (LVR) area and portions of Sawyer Road and Old Mill areas.
- Any future development of this area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas from the encroachment of commercial development.

Transportation

- The City will promote pedestrian friendly connections between the City's physical elements, as well as the safe and efficient flow of street traffic.
- Alternate connecting routes may be considered for the extension of Criss-Cross Road to connect Poss Road to Sawyer Road as per development.
- Refer to Conceptual Thoroughfare Extension Plan.
- Refer to the Leon Valley Ranch Profile.
- Grissom Road is Primary Arterial/Type A.

4CC Grissom Road Corridor**“CONTINUED”****Community Services**

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Adhere to Leon Valley Code Chapter 24, “Subdivisions and Plats,” concerning sidewalk policy.

Environment

- Developers should be aware of uncapped water wells in the area.
- Any development in this area must comply with FEMA regulations as adopted by this City.
- Adhere to all applicable Federal and State laws pertaining to environmental issues.

Capital Improvements

- Consider Capital Improvement Programming (CIP) for this area, specifically sidewalks.
- Consider CIP for stormwater retention plan with special attention to drainage for R-3 (Multiple-Family) properties, specifically to the rear of the property.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule as proposed by the City Engineer.

5CC Huebner Road Corridor

Profile

This area of land is comprised of some R-3A (Multiple Family Retirement Dwelling) and R-1 (Single Family) areas. The Leon Valley Elementary School is located along this corridor.

Land Use

- Encourage rezoning of vacant area (east side of Huebner Road, across from Elementary School) zoned R-1 (Single-Family) to remain R-1 (Single Family). R-3A (Multiple-Family Retirement Dwelling) and R-6 (Garden Home) may also be considered.
- Vacant areas zoned B-2 (Retail), may be rezoned to R-1 (Single-Family), R-3A (Multiple-Family Retirement Dwelling), and R-6 (Garden Home) zoning districts.
- The Weston Village Subdivision adjacent to the Elementary School is recommended to remain R-3A (Multiple-Family Retirement), however, other low density residential or O-1 (Office) and B-1 (Small Business) may be considered.

Commercial Corridor

- There is limited commercial development along Huebner Road. Any future development must provide effective and appropriate protection to the surrounding residential areas, to include the existing school facility.

Housing/Neighborhood Interface

- Monte Robles Park, Canterfield, Grass Valley, Old Mill and Pavona Place subdivisions.

Transportation

- Connection of Huebner and Eckhert roads is strongly discouraged by area residents.
- A speed limit sign should be added at the corner of Evers Road and Timberleaf street.
- Traffic on Huebner Road is expected to increase due to the City of San Antonio road improvements (outside Leon Valley city limit line). Access to Huebner Road is to be limited; proposed streets should be aligned with existing streets.
- Any future development of area zoned R-1 (Single Family), R-5 (Mobile Home) and B-2 (Retail) located N.W. of Old Mill subdivision should include consideration of transportation access to Huebner Road.
- Obtain appropriate right-of-way dedications as platting occurs.

5CC Huebner Road Corridor

“CONTINUED”

Transportation

- The City will promote pedestrian friendly connections between the City’s physical elements, as well as the safe and efficient flow of street traffic.
- Refer to Conceptual Thoroughfare Extension Plan.
- Huebner Road east of Bandera Road is a Primary Arterial/Type A.
- Huebner Road west of Bandera Road is a Secondary Arterial/Type B.

Community Services

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing, harmonious signage.
- Adhere to Leon Valley Code Chapter 24, “Subdivisions and Plats”, concerning sidewalk policy.

Environment

- Developers should be aware of uncapped water wells in the area.
- Any development in this area must comply with FEMA regulations as adopted by this City.
- Adhere to all applicable Federal and State laws pertaining to environmental issues.

Capital Improvements

- Consider Capital Improvement Programming for this area, specifically sidewalks.
- Consider CIP for stormwater retention plan.
- Extend water and sewer mains to the north side of Huebner Road and sewer mains to the west side of Evers on Huebner Road.

E. HOUSING/NEIGHBORHOOD COMPONENT

E. HOUSING/NEIGHBORHOOD COMPONENT

Statement of Purpose

The Housing/Neighborhood Component is intended to encourage a level of growth that provides housing opportunities to meet the different housing needs of the City's present and future populations and to preserve the residential character of existing neighborhoods.

The recommended strategies are indicative of means to achieve the stated goals and objectives of the general land use plan and are certain to be revised in a changing environment.

Within the Housing/Neighborhood Component, the City is divided into fourteen Neighborhood Planning Areas. Each planning area contains: a neighborhood profile, target goals, objectives, and recommended strategies, a neighborhood matrix and a neighborhood area map.

DEFINITIONS OF RESIDENTIAL ZONING DISTRICTS

R-1 (Single-Family Dwelling)

R-2 (Two-family Dwelling)

R-3 (Multiple-Family)

R-3A (Multiple-Family Retirement)

R-4 (Townhouse Dwelling)

R-5 (Manufactured Home)

R-6 (Garden Home)

TARGET GOALS, OBJECTIVES, AND RECOMMENDED STRATEGIES **FOR LEON VALLEY NEIGHBORHOODS**

(1N Monte Robles Park, 2N Linkwood Addition, 3N Old Mill, 4N Leon Valley Ranch, 5N Sawyer Road/Leon Valley Addition, 6N Grass Valley, 7N Canterfield, 8N Forest Oaks, 9N Seneca/Sun Valley, 10N Castle Estates, 11N Seneca West, 12N Hodges, 13N Pavona Place Area, 14N Bandera Pass Area)

GOALS

- To meet the housing and social needs for the city's present and future population
- To enact appropriate code enforcement measures
- To maintain existing housing stock and encourage infill housing
- To provide safe and sanitary housing
- To promote viable neighborhoods

Objective A:

Reinforce efforts to enhance the uniqueness of each neighborhood, including the development of adequate recreational facilities for new residential areas.

Recommended Strategy:

Consider neighborhood design plans and public works projects (i.e. streetscape, lighting and other capital improvements), which will strengthen neighborhood identity and support the residential densities identified by the Plan.

Objective B:

Maintain landscaping requirements which preserve the quality of housing/neighborhood areas.

Recommended Strategy:

Revision of landscape ordinance (L.V. City Code, Chapter 30, "Zoning") to reflect the vision of the City.

Objective C:

Provide adequate residential densities which reflect the desired lifestyle of the citizenry.

Recommended Strategies:

- 1) Consider a pro-active code enforcement program to monitor substandard buildings and rental properties in an effort to discourage deterioration of the neighborhood; and
- 2) Encourage development of existing land for the purpose of providing additional residential

communities, and/or complimentary land uses.

Objective D:

Plan and develop public facilities and services consistent with the residential areas.

Recommended Strategy:

Create a comprehensive Capital Improvement Plan for each neighborhood to specify the needed public facilities and services.

Objective E:

Maintain adequate vehicular access for housing/neighborhood areas.

Recommended Strategies:

- 1) Encourage the development of vehicular and pedestrian access systems which will compliment school crossing requirements located in the area and encourage public safety for all residential densities.
- 2) Consider implementation of a speed hump policy within the neighborhood housing areas as applicable.

Objective F:

Encourage the development of quiet, safe, clearly defined neighborhoods.

Recommended Strategies:

- 1) Maintain low and medium density uses;
- 2) Protect residential neighborhoods from encroachment of commercial and/or high residential uses.
- 3) Seek to locate supporting neighborhood land uses on the periphery.

1 N MONTE ROBLES PARK AREA

Profile

Platted in the mid-1940's, this area was not annexed by the City until June of 1981, the Monte Robles Area is considered "rural" in character and is distinguished by large lots, averaging one acre in size. This area does contain paved streets but does not currently maintain curbs, sidewalks or streetlights.

Land Use

- Monte Robles Park (MRP) Subdivision to maintain existing neighborhood character.
- Any non-residential development along Eckhert Road must orient towards Eckhert Road.
- Expansion of existing businesses in the MRP Subdivision is not encouraged.
- There is limited existing non-residential zoning along Eckhert Road. Any non-residential development of this area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas, to include the existing school facility.

Commercial Interface

- Huebner Road Corridor.
- Eckhert Road (City of San Antonio).

Housing/Neighborhood

- Any rezoning of Monte Robles Park is discouraged.
- Monte Robles Subdivision is an established neighborhood area and should be maintained as a residential area.

Transportation

- Huebner Road East of Bandera Road is a Primary Arterial/Type "A".
- Eckhert Road is a Primary Arterial/Type "B".
- Marshall High School creates additional traffic in MRP Subdivision.
- Consider street marking to reinforce two-way traffic in the MRP Area.
- Adhere to street maintenance program.

1N MONTE ROBLES PARK AREA**“CONTINUED”****Community Services**

- Adhere to Leon Valley City Code Chapter 24, “Subdivision & Plats”, specifically utility construction and sidewalks pertaining to non-residential areas.

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Adhere to all applicable State and Federal laws pertaining to environment issues.
- Any development of this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Capital Improvements for this area include street and sidewalk maintenance and yearly evaluations.

2 N LINKWOOD ADDITION AREA

Profile

Platted in the mid-1950's, this area currently exhibits the highest level of new residential development since 1985 and is expected to continue into the beginning of the 21st century. The area contained paved streets and curbs funded in part by City bonds, supported by popular election in 1986.

Land Use

- Strongly encourage R-1 (Single-Family) residential development of Linkwood Addition Subdivision.
- Property consolidation of Blocks A & B is encouraged for development of B-2 (Retail) properties.
- Non-residential zoning in this area shall orient and access towards Bandera Road.
- Rezoning of Blocks A & B on Linkcrest Drive may be considered with appropriate and effective buffers to protect surrounding and existing residential properties.
- Recommend rezoning of existing R-4 (Townhouse) to R-1 (Single-Family).
- Nonresidential zoning along Eckhert Road, in Blocks C & I, shall orient and access towards Eckhert Road.

Commercial Interface

- Bandera Road Corridor.
- Bandera Road should remain a commercial corridor.
- Certain lots which front Bandera Road in Blocks A & B are difficult to develop due to the shallow depth. It is recommended that the Zoning Board of Adjustment give favorable consideration to allowing variances to the requirement for rear yard setbacks on any lot or lots, fronting Bandera Road.
- Recommend lots fronting Bandera Road in Blocks A & B remain B-2 (Retail); lots fronting Linkcrest Drive in Blocks A & B should remain B-2 (retail) or be rezoned to R-1 (Single-Family).

Housing/Neighborhood

- Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.
- Linkwood Addition Subdivision shall remain a residential subdivision to maintain neighborhood character.

2N LINKWOOD ADDITION AREA

“CONTINUED”**Transportation**

- Connection of Huebner and Eckhert Roads is not considered favorably by area residents.
- Refer to the Conceptual Thoroughfare Plan.
- Bandera Road is a Primary Arterial/Type “A”.
- Eckhert Road is a Primary Arterial/Type “B”.
- Strongly consider three (3) way and four (4) way stop signs at selected intersections at Linkcrest and Linkwood, including all intersections North to Eckhert Road.
- Strongly consider a traffic light at the intersection of Linkhaven and Eckhert Road to promote regular traffic follow Away from the Linkwood Addition Area.
- Adhere to street maintenance program.

Community Services

- Street light installation within the subdivision is not considered favorably by residents.
- Adhere to Leon Valley City Code Chapter 24, “Subdivision & Plats,” specifically sidewalk and utility construction.
- Encourage placement of existing propane gas utilities with natural gas or electric utilities in residential areas.
- Consider speed humps throughout Linkwood Addition Area to encourage traffic safety on residential streets.

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Adhere to all applicable State and Federal laws pertaining to environment issues.
- Any development of this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Capital Improvements for this area include street and sidewalk maintenance and yearly evaluations.

3N OLD MILL AREA

Profile

This area consists of five major units that were platted in the late 1970's. Most of the residential construction in this area was done by Morton Southwest Homebuilders. This area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.

Land Use

- Encourage rezoning the lot between 6700 block of east Sawyer Road and Criss-Cross Drive to B-2 (Retail) or B-3 (Commercial).
- Sawyer Road serves as a buffer; however, additional appropriate and effective buffering may be required to maintain and protect residential areas from any nonresidential development.
- Rezoning of existing R-1 (Single Family Dwelling) on Huebner Road is discouraged.

Commercial Interface

- Portion of Huebner Rd. Corridor.
- Bandera Rd. Corridor.

Housing/Neighborhood

- Old Mill (OM) Subdivision is an established neighborhood and should be maintained as a residential area.

Transportation

- Any future development of area zoned R-3 (Multi-Family), R-1 (Single-Family) and B-2 (Retail) located north of Old Mill Subdivision should include consideration of transportation access to Huebner Road.
- Huebner Road, from Bandera Road west to Timberhill, serves as a Secondary Arterial, Type "B" and from Timberhill west to the City limit line, Huebner Road serves as a collector.
- Alternate connecting routes may be considered for the extension of Criss-Cross to connect Poss and Sawyer Roads as per development.
- Adhere to street maintenance program.

3N OLD MILL AREA**“CONTINUED”****Community Services**

- Encourage investigation for development of potential vacant land in the OM Area as park space, specifically along Huebner Road.
- Adhere to Leon Valley City Code Chapter 24, “Subdivision & Plats”, specifically, sidewalk policy & utility construction.
- Police patrol of the area is encouraged for compliance with reduced neighborhood speed limits and already existing stop signs.

Environment

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Any development in this area must comply with FEMA regulations as adopted by the City.
- Adhere to all applicable State and Federal laws pertaining to environmental issues.
- Specific drainage issues present development challenges for areas of OM Subdivision.

Capital Improvements

- Recommend that this area be examined for Capital Improvements Programming, specifically stormwater drainage issues.

4N LEON VALLEY RANCH AREA

Profile

This area was platted in the mid-1940's and is mostly "rural" in character. Leon Valley Ranch (LVR) is distinguished by its large lots that average from one to two acres in size, which is mostly influenced by the existence of the nearby Huebner Creek. This area contains paved streets, but does not have curbs, sidewalks, or street lighting.

Land Use

- Existing R-1 (Single Family) to remain along El Verde and Jeff Loop.
- Development of B-2 (Retail) and B-3 (Commercial) properties along Poss Road and Grissom Road must provide appropriate and effective buffering to the surrounding and existing residential areas, to include the existing school facility.

Commercial Interface

- Grissom Road Corridor.
- Bandera Road Corridor.

Housing/Neighborhood

- Consider placement of alternative curbs in consideration of area topography, such as a finished edge which outlines the road.
- An appropriate and effective buffer shall be required where B-3 (Commercial) directly abuts R-1 (Single-Family) zoned property.

Transportation

- Access and circulation through the LVR Area is not considered favorably by area residents; however, any development to the rear of Shadow Mist must provide access for proper circulation for emergency services.
- Refer to the Conceptual Thoroughfare Plan (CTP).
- Grissom Rd. is a Primary Arterial/Type "A".
- Bandera Rd. is a Primary Arterial/Type "A".
- Adhere to street maintenance program.

4N LEONVALLEY RANCH AREA**“CONTINUED”****Community Services**

- Consider speed humps on El Verde Road to encourage traffic safety on residential streets.
- Adhere to Leon Valley City Code Chapter 24, “Subdivision & Plats”, specifically sidewalk policy and utility construction.
- Adhere to street maintenance program.

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Huebner Creek presents development challenges for areas of LVR and areas bordering LVR area.
- Creek flow-way must be maintained as an unobstructed green area. Bank above may be utilized as parkways and pedestrian trails.
- Adhere to all applicable State and Federal laws pertaining to environmental issues
- Any development in this area must comply with FEMA regulations as adopted by the City.
- Create a Flood Escape Plan with maps detailing the escape route(s). Further, educate the residents of the area regarding this plan of action for serious flood conditions.
- Consider the placement of no-outlet signs for flood areas.

Capital Improvements

- Examine Capital Improvement Programming for this area specifically stormwater drainage issues, the flow of Huebner Creek to surrounding areas, and all other applicable improvements for these problem areas.

5N SAWYER ROAD – LEON VALLEY ADDITION AREA

Profile

This area was part of large tracts of land used as farm or ranch land. The Leon Valley Addition Area was platted in 1936, by N.C. Sawyer. Mr. Sawyer vacated the north side of Sawyer Road the following year. In 1975, the Old Mill Subdivision was platted but the large portions of land on the north side of Sawyer Road were not included and remain undeveloped parcels today. The south portion of Sawyer Road is platted and is known as Leon Valley Addition. The Sawyer Road/Leon Valley Addition Area was part of the original incorporation of the City.

Land Use

- Existing R-1 (Single Family) to remain along Southside of Sawyer Road. Rezoning of vacant R-1 (Single-Family) lots may be considered for rezoning to R-2 (Two-Family), R-3 A (Multiple Family Retirement), R-4 (Townhome), or R-6 (Garden Home).
- Aggregation of the land in this area is strongly encouraged.
- Any rezoning to B-3 (Commercial) is discouraged along Sawyer road and should be considered for the lots along Grissom Road. Any commercial development of Grissom Road must provide adequate and effective buffers to the abutting R-1 (Single-Family) and R-2 (Two-Family) zoned lots along Sawyer Road.
- Lots fronting Sawyer Road nearest to Bandera Road may be considered for rezoning to B-2 (Retail).
- Encourage consolidation of property ownership south of Sawyer Road in an effort to unify development in this area
- Rezoning of vacant R-1 (Single-Family) lots to O-1 (Office) and B-1 (Small Business) zoning along the south side of Sawyer Road may be considered. Rezoning to B-2 (Retail) or B-3 (Commercial) is strongly discouraged

Commercial Interface

- San Antonio City Limit Line.
- Bandera Road to the North.

Housing/Neighborhood

- The Sawyer Road/Leon Valley Addition Area is rural in nature and has large vacant tracts with some established homes.
- Any development of this area should be consistent with the rural and natural features of this area.

5N SAWYER ROAD – LEON VALLEY ADDITION AREA

“CONTINUED”**Housing/Neighborhood**

- Consider placement of alternative curbs due to area topography such as a finished edge which outlines the road.

Transportation

- Sawyer Road is a two-lane, dead end street.
- Extension of Sawyer Road is unlikely, therefore placement of signage indicating that the street dead ends is encouraged.
- Adhere to street maintenance program.

Community Services

- New development should adhere to Leon Valley City Code Chapter 24, “Subdivision & Plats”, specifically sidewalk policy and utility construction.
- Alternative curbs such as a finished edge may be considered for this area.

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Code Enforcement, maintenance and upkeep of the area are encouraged.
- Adhere to all applicable State and Federal laws pertaining to environmental issues.
- Any development in this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Applicable Capital Improvement projects may be considered for this area.

6N GRASS VALLEY AREA

Profile

Annexed 1969 and platted during the late 1960's and early 1970's, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. This area is characterized by its close proximity to community service facilities (library, park and Leon Valley Activities Building).

Land Use

- Vacant areas zoned R-1 (Single-Family) and R-2 (Two-Family) should be developed to maintain neighborhood character.
- Undeveloped areas zoned B-1 (Small Business) should be maintained so as to be compatible with existing residential areas.
- Encourage rezoning by the City of the city-owned pool property of Poss Road to R-1 (Single-Family) or R-2 (Two-Family) if sale of the property is considered.

Commercial Interface

- Bandera Road Corridor.
- Huebner Road Corridor.

Housing/Neighborhood

- Grass Valley (GV) Subdivision is an established neighborhood and should be maintained as a residential area.

Transportation

- Refer to the Conceptual Thoroughfare Plan.
- Bandera Road is a Primary Arterial/Type "A".
- Huebner Road is a Primary Arterial/Type "A".
- Evers Road is a Secondary Arterial/Type "B".
- Adhere to street maintenance program .

6N GRASS VALLEY AREA**“CONTINUED”****Community Services**

- Area zoned B-1 (Small Business), is the Grass Valley Community Pool.
- Grass Valley Subdivision is in close proximity to Raymond Rimkus Park, the Leon Valley Public Library, the Leon Valley Activities Building, Conference Center, and the Public Service and Recycling Center.
- Adhere to Leon Valley City Code Chapter 24, “Subdivision and Plats,” specifically sidewalk policy.
- Improve pedestrian and vehicular access to Raymond Rimkus Park, when improvements are made to the Huebner Creek channel.

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Adhere to all applicable State and Federal laws pertaining to environment issues.
- Any development of this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Applicable Capital Improvement projects may be considered.

7N CANTERFIELD AREA

Profile

Platted during the late 1960's and early 1970's, with the exception of Canterfield Area #4 which was platted in 1980, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. This area is also characterized by its close proximity to community service facilities (library, park, Activities Building and Conference center). The Canterfield Area #3 is divided from the rest of the Subdivision by Huebner Creek.

Land Use

- Canterfield neighborhood is developed as R-1 (Single-Family) and should be maintained as a residential area.
- Existing vacant land facing Huebner Road, northwest of the Canterfield Area, may be considered for rezoning for R-1 (Single-Family) or R-6 (Garden Home).

Commercial Interface

- Huebner Road Corridor.
- There is limited commercial development along Huebner Road. Any future nonresidential development must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas, including the existing school facility.

Housing/Neighborhood

- Undeveloped areas should be developed as R-1 (Single-Family) to maintain neighborhood character.
- Canterfield #3 Area is divided from the rest of the Canterfield Subdivision by Huebner Creek and is included in the Forest Oaks Subdivision Plan.

Transportation

- Any commercial development on Huebner Road should not have an outlet through the Canterfield Subdivision.
- Huebner Road is a Primary Arterial/Type "A".
- Evers Road (located west of Canterfield) is a Secondary Arterial/Type "B".
- Adhere to street maintenance program .

7N CANTERFIELD AREA**“CONTINUED”****Community Services**

- Canterfield Subdivision is in close proximity to Raymond Rimkus Park, the Leon Valley Public Library, the Leon Valley Activities Building, the Leon Valley Conference Center, and the Leon Valley Public Service Center.
- Adhere to Leon Valley City Code Chapter 24, “Subdivision & Plats,” specifically sidewalk policy.

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- A portion of Huebner Creek is located in Canterfield Unit I Subdivision; areas southeast of Huebner Road are subject to flood conditions.
- Adhere to all applicable State and Federal laws pertaining to environment issues
- Any development of this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Applicable Capital Improvement projects may be considered.

8N FOREST OAKS AREA

Profile

Platted during the late 1960's and early 1970's, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. This area is characterized by its close proximity to community service facilities (library, park and Leon Valley Activities Building).

Land Use

- Recommend City initiated annexation of ETJ property.
- Existing undeveloped residential lots in the Forest Oaks (FO) Subdivision should be developed maintained as R-1 (Single-Family) to be compatible with existing residential areas.
- FO Subdivision includes Forest Crest (FC) Subdivision and Canterfield Unit #3 Subdivision.
- Any proposed new land use shall consider site specific topography.

Commercial Interface

- Evers Road is not intended to serve as a commercial corridor for this area; however, transportation patterns have significantly increased the traffic load.

Housing/Neighborhood

- Forest Oaks (FO) Subdivision is comprised of R-1 (Single-Family), R-2 (Two-Family) and R-3 (Multiple-Family). This area should be maintained to uphold neighborhood integrity. Additionally, any non-residential development is strongly discouraged.

Transportation

- Refer to the Conceptual Thoroughfare Plan.
- Evers Road is a Secondary Arterial/Type "B".
- Adhere to street maintenance program.

Community Services

- The Leon Valley Public Library (designated by "PL") is located in Forest Oaks Subdivision. The Leon Valley Activities Building (designated as "LVAB") is located in Forest Oaks Subdivision.

8N FOREST OAKS AREA**“CONTINUED”****Community Services**

- The Leon Valley Conference Center (designated by “CC”) is located in the Forest Oaks Subdivision.
- The Leon Valley Public Service Center (designated “PW”) is located in the Forest Oaks Subdivision.
- The Forest Oaks Community Association operates a privately owned pool within the Forest Oaks Subdivision.
- Consider the placement of a traffic light at the intersection of Forest Way at Seneca and Evers.

Environment

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Adhere to all applicable State and Federal laws pertaining to environment issues.
- Any development of this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Capital Improvements for this area include recommendations for drainage improvements for the area near Forest Brook and Forest Ledge.

9N SENECA / SUN VALLEY AREAS**Profile**

Platted during the late 1960's and early 1970's, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. This area is characterized by its close proximity to community service facilities (library, park, Activities Building and Conference Center).

Land Use

- Encourage consolidation of triangular shaped property, located on the west side of Evers Road and strongly encourage zoning unification of this area to low density residential uses (R-1 "Single Family", R-2 "Duplex", R-6 "Garden Home").
- Appropriate and effective buffering must be maintained between residential and commercial development.

Commercial Interface

- Bandera Road Corridor.
- For the Bandera Road area (from Rue Francois north to city limit line), rezoning of B-2 (Retail) property to B-3 (Commercial) is discouraged.

Housing/Neighborhood

- Aging housing stock could pose a potential hazard and or land value decrease if allowed to decline. Recommend code enforcement as it pertains to building code violations.

Transportation

- Bandera Road is a Primary Arterial/Type A.
- Evers Road is a Secondary Arterial/Type "B"
- Adhere to street maintenance program
- Strongly consider traffic light placement at the intersection of Seneca/Forest Way and Evers Road.

Community Services

- Seneca and Sun Valley areas are in close proximity to Raymond Rimkus Park, Leon Valley Public Library, Leon Valley Activities Building and Conference Center and the Leon Valley Public Service Center.

9N SENECA / SUN VALLEY AREAS**“CONTINUED”****Environment**

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.
- Adhere to all applicable State and Federal laws pertaining to environment issues.
- Preservation of natural features is strongly recommended.
- Any development of this area must comply with FEMA regulations as adopted by the City.

Capital Improvements

- Applicable Capital Improvements Programs may be considered for the area, specifically sidewalks on the west side of Evers Road.

10N CASTLE ESTATES AREA

Profile

Platted during the early to mid 1960's, this area is substantially developed. Parts of the area have paved streets, curbs, sidewalks, and street lighting. This area has several lots which are not served by the public sewer system. The area was originally characterized by the Evers Family dairy farm and contains several large Oak and Pecan trees.

Land Use

- Vacant tracts located within this area should be developed as R-1 (Single Family).
- Existing R-4 (Townhouse) buffer or other appropriate and effective shall be maintained between existing B-3 (Commercial) and existing R-1 (Single Family) districts.
- Commercial areas must provide adequate protection to the existing and surrounding residential areas.

Commercial Interface

- Bandera Road Corridor

Housing/Neighborhood

- The Castle Estates (CE) area is an established neighborhood and should be maintained as a residential area.

Transportation

- Evers Road (located east of Castle Estates subdivision) is a Secondary Arterial/Type B.
- Adhere to street maintenance program
- Consider speed humps at Rue Francois and Rue Sophie.
- Strongly consider a traffic light at Seneca Drive and Evers Road, and Rue Francois and Evers Road.

10N CASTLE ESTATES AREA**“CONTINUED”****Community Services**

- Castle Estates Area is in close proximity to Raymond Rimkus Park, Leon Valley Library, Leon Valley Community and Conference Centers and the Leon Valley Public Service Center.
- Adhere to Leon Valley City Code, Chapter 24, “Subdivisions and Plats”, specifically sidewalk policy and utility construction, as per development.

Environment

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Adhere to all applicable State and Federal laws pertaining to environment issues
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences”.

Capital Improvements

- Applicable Capital Improvements Programs may be considered for the area, specifically encourage development of sidewalks on the southwest side of Evers Road and alternative curb expansion within residential neighborhoods.

11N SENECA WEST AREA

Profile

This area remains largely unplatted and undeveloped and is characterized by multiple ownership of the remaining undeveloped residential zoned lots. Some platting occurred in 1972, and the area consists primarily of low density housing. The existence of Huebner Creek and low elevations through this area pose developmental challenges.

Land Use

- Encourage consolidation of properties west of S.E. subdivision (designated by “A” and “B”) to coordinate development of property and utilities. Recommend R-1 (Single Family) or R-6 (Garden Home) zoning.
- Area currently zoned R-3 (Multiple Family) south of Grass Hill Drive, is encouraged to be rezoned to R-6 (Garden Home).
- Existing zoning south of Grass Hill Drive (WV) should remain R-6 (Garden Home).
- For the Bandera Road area (from Rue Francois north to the city limit line) rezoning of B-2 (Retail) to B-3 (Commercial) is discourage.
- B-3 (Commercial) zoning is not intended to abut residential zoning.
- Any future development of this area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas.

Commercial Interface

- Bandera Road Corridor.

Housing/Neighborhood

- Seneca Estates Unit #3 and Seneca Estates Unit #3B are established neighborhoods and should be maintained as residential areas.

Transportation

- Bandera Road is a Primary Arterial/Type A.
- See Conceptual Thoroughfare Plan.
- Adhere to street maintenance program
- Strongly consider development and vehicular and pedestrian access systems, such as traffic signs to encourage public safety in the area.

11N SENECA WEST AREA**“CONTINUED”****Community Services**

- Adhere to Leon Valley City Code, Chapter 24, “Subdivisions and Plats”.

Environment

- Huebner Creek, N.W. of Seneca Estates, presents development challenges for areas located on the southwest side of the areas, therefore, continued improvements to Huebner Creek are encouraged.
- Creek flow-way must be maintained as an unobstructed green area. Bank above may be utilized as parkways and pedestrian trails.
- Development of WV area must consider existing elevations.
- Adhere to all applicable State and Federal laws pertaining to environmental issues.
- Any development in this area must comply with FEMA regulations as adopted by the City.
- Consider signage placement in flood areas to provide directional assistance to residents.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area and as set forth in Leon Valley City Code, Chapter 14, “Lots, Yards and Fences”.

Capital Improvements

- Applicable Capital Improvements Programs may be considered for the area, specifically sidewalks on the west side of Evers Road.

12N HODGES SUBDIVISION AREA

Profile

Platted in 1950, this area consists of approximately 30 lots and is primarily developed as R-1 (Single Family). The area contains several lots which are not served by the Leon Valley sanitary sewer system, there are no curbs, sidewalks or streetlights. The area interfaces with the Bandera Road commercial corridor.

Land Use

- Any residential development of lots fronting Hodges Subdivision must consider potential cross-traffic generation and small lot size.
- For all developed and undeveloped areas fronting or abutting Hodges Subdivision to the northwest, rezoning to B-2 (Retail), B-3 (Commercial) and I-1 (Light Industrial) is strongly discouraged. Rezoning of these areas to B-1 (Small Business) and O-1 (Office) may be considered.
- Consider consolidation of multiple zoning districts north of established residential area.
- Nonresidential development of this area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas.

Commercial Interface

- Leon Valley South Corridor.

Housing/Neighborhood

- Hodges neighborhood area is an established neighborhood and should be maintained as a residential area.

Transportation

- Bandera Road is a Primary Arterial/Type “A”.
- Evers Road (located east of Hodges subdivision) is a Secondary Arterial/Type “B”.
- Close proximity to Evers and Bandera Roads has the potential to induce undesirable cross traffic in area, therefore, implementation of a speed hump policy is encouraged along Hodges and Althea.
- Adhere to street maintenance program.

12N HODGES SUBDIVISION AREA**“CONTINUED”****Community Services**

- Adhere to Leon Valley City Code, Chapter 24, “Subdivisions and Plats”, specifically sidewalks.
- Encourage street light implementation for neighborhood safety.

Environment

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area and as set forth in Leon Valley City Code, Chapter 14, “Lots, Yards and Fences”.
- Drainage from development of areas northwest of Hodges Subdivision and facing Bandera and Evers Roads must be carefully considered.
- Adhere to all applicable State and Federal laws pertaining to environmental issues.
- Any development in this area must comply with FEMA regulations as adopted by the City
- Continued progress of storm water drainage program is encouraged.

Capital Improvements

- Applicable Capital Improvements Programs may be considered for the area.

13N BANDERA PASS AREA

Profile

The Bandera Pass Manufactured Home Park area was platted in September of 1998, as Valley View Subdivision Unit #1, consisting of 10.429 acres of land. It is the City of Leon Valley's only Manufactured Home Park and is zoned R-5 (Manufactured Home) zoning district. There are forty-four spaces available in the area, each capable of accommodating a double-wide home. The neighborhood has a landscaped play area approximately half (1/2) of an acre in size.

Land Use

- Encourage rezoning lot between R-5 (Manufactured Home) and B-2 (Commercial) to B-1 (Small Business), O-1 (Office) or B-2 (Retail).
- B-2 (retail) may be considered for the lots fronting Bandera Road.
- Huebner Road serves as a buffer; however, additional appropriate and effective buffering may be required to maintain and protect residential areas from any nonresidential development.
- All commercial development of this area shall orient towards Bandera Road.

Commercial Interface

- Bandera Road Corridor
- City of San Antonio City Limit Line

Housing/Neighborhood

- Bandera Pass (BP) Subdivision is an established manufactured housing neighborhood and should be maintained as such.

Transportation

- The private access drive from Bandera Road to Bandera Pass Area should be maintained as such by the private owner.

13N BANDERA PASS AREA**“CONTINUED”****Community Services**

- The property owner is primarily responsible for maintaining the area, for the safety of neighborhood children. However, police patrol of the area is also encouraged to ensure the ultimate safety of the children and the community.
- Adhere to Leon Valley City Code Chapter 24, "Subdivision & Plats", specifically, sidewalk policy & utility construction.

Environment

- Any development in this area must comply with FEMA regulations as adopted by the City.
- Adhere to all applicable State and Federal laws pertaining to environmental issues.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by City Code, Chapter 14, “Lots, Yards and Fences.”
- Maintenance and upkeep of all green space/landscaped areas is also encouraged.

Capital Improvements

- Applicable public improvements may be considered for the area, specifically development of sidewalks along Bandera Road.

14 N PAVONA PLACE AREA

Profile

Developed in the mid-1990's, includes the Pavona Place Subdivision and several large vacant tracts with potential for increased residential development. The area interfaces with Huebner Road, which has limited commercial development.

Land Use

- Existing vacant areas currently zoned B-2 (Retail) are encouraged to develop as R-1 (Single-Family), R-3A (Multiple-Family Retirement) or R-6 (Garden Home).

Commercial Interface

- There is limited commercial development along Huebner Road and additional commercial is not encouraged.
- Non-residential development must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas, to include the existing school facility.

Housing/Neighborhood

- Grass Valley, Canterfield, Linkwood, Monte Robles, and Pavona Place Subdivisions.

Transportation

- Evers Road will be continued, to a certain point, however connection of Huebner and Eckhert Roads is not considered favorably by residents.
- Traffic on Huebner Road is expected to increase due to City of San Antonio Road Improvements (outside Leon Valley City Limits). Additionally, the City will be adding a turning lane at the intersection of Bandera and Huebner Road to accommodate and encourage smooth traffic flow.
- Access to Huebner road is to be limited. Any future transportation extensions associated with future development must meet the standard design criteria recommended by the City.
- Refer to the Conceptual Thoroughfare Extension Plan.
- Huebner Road, East of Bandera is a Primary Arterial/Type "A".
- Appropriate Right-of-Way dedications will be required as per development.

14N PAVONA PLACE AREA**“CONTINUED”****Community Services**

- Adhere to City Chapter 24, “Subdivision & Plats,” specifically, sidewalk policy
- Strongly consider implementation of two (2) speed humps along Pavona Ridge and Fontana Point

Environment

- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area and as set forth in Leon Valley City Code, Chapter 14, “Lots, Yards and Fences”.
- Adhere to all applicable State and Federal laws pertaining to environment issues
- Encourage commercial development to exceed open/green space requirements
- Recommend existing sixty (60) foot right-of-way (Evers extension) be maintained in accordance to Leon Valley Ordinance, specifically regulations pertaining to weeds and Code Enforcement.
- Ensure access to alleyway for maintenance and upkeep.

Capital Improvements

- Capital Improvements for this area include street and sidewalk maintenance and yearly evaluations.

V. APPENDIX

PARK, RECREATION AND OPEN SPACE STANDARDS

TABLE I
Park Zones and Facilities Definitions

| | |
|-------------------------------------|--|
| Mini-Park | Service area less than 1/4 mile radius, one acre or less, 0.25 acres/1,000 persons. |
| Neighborhood/Park Playground | Service area 1/4 to 2 mile radius, five to ten acres, 1 to 2 acres/ 1,000 persons. |
| Community Park | Service area city wide, twenty five or more acres, three acres/ 1,000 persons. |
| Linear Park | An area developed for one or more varying modes of recreational travel such as, hiking, biking, etc.. May include active play areas. Size needs to be sufficient to protect resources and provide maximum use. Built on natural corridors, such as utility right of ways, roadways, drainage areas, that link other components of the recreation system or community facilities. |

Facility Standards

| | |
|--------------------------|--------------------------|
| Basketball | 1 court / 5,000 persons |
| Handball | 1 court / 20,000 persons |
| Tennis | 1 court / 2,000 persons |
| Volleyball | 1 court / 5,000 persons |
| Baseball | 1 field / 5,000 persons |
| Field Hockey | 1 field / 20,000 persons |
| Football | 1 field / 20,000 persons |
| Soccer | 1 field / 10,000 persons |
| Running Track – 1/4 mile | 1 track / 20,000 persons |
| Softball | 1 field / 5,000 persons |
| Multi-purpose | 1 court / 10,000 persons |
| Trails | 1 system for the city |
| Swimming Pool | 1 pool / 10,000 persons |

PARKS, RECREATION, AND OPEN SPACE STANDARDS
TABLE II

| FACILITY | RECOMMENDED SPACE REQUIREMENTS | RECOMMENDED SIZE & DIMENSIONS | RECOMMENDED ORIENTATION | SERVICE RADIUS |
|---|---|--|---|--|
| Basketball 1998. You th 2. High School 3. Collegiate | 2400 – 3036 Sq. Ft. 5040 – 7280 Sq. Ft. 5600 – 7980 Sq. Ft. | 46'- 50' x 84' 50' x 84' 50' X 94' | Long axis N-S Long axis N-S Long axis N-S | 1/4 – 2 mile 1/4 – 2 mile 1/4 – 2 mile |
| Handball | 4 wall 800 Sq. Ft 3 wall 1000 Sq. Ft. | 20' x 40' 10' to rear wall | Long axis N-S | 15 – 30 minute travel time |
| Tennis | 7200 Sq. Ft. | 36' x 78' 12' clearance on sides 21' clearance on ends | Long axis N-S | 1/4/ - 2 mile |
| Baseball | 1.2 acres | Baseline – 60' Pitcher to Home – 46' Foul Lines – 200' Centerfield – 250' | Pitcher/Home east to northeast | 1/4 – 2 mile |
| Field Hockey | 1.5 acres | 180' x 300' 10' side clearance | Long axis N-S | 15-30 minute travel time |
| Football | 1.5 acres | 160' x 360' 6' side clearance | Long axis N-S | 15-30 minute travel time |
| Soccer | 1.7 – 2.1 acres | 195' x 330' | Long axis N-S | 1-2 miles |
| Running Track 1/4 mile | 4.3 acres | 276' wide 600.02' long | Long axis NE-SW | 15-30 minute travel time |
| Softball | 1.5 acres | Baseline – 60' Pitcher to Home - 46' Field Radius - 225' between foul lines 10' side clearance | Pitcher/Home east to northeast | 1/4 – 2 mile |
| Multi-Purpose Court | 9840 Sq. Ft. | 120' x 80' | Long axis N-S | 1-2 miles |
| Trails | n/a | 10' wide | n/a | n/a |
| Swimming Pool | 2 – 2 acres | 75' x 45' 3'-4' deep | None | 15-30 minute travel time |

IMPLEMENTATION SCHEDULE

| GOAL | RECOMMENDATION | FY IMPLEMENTATION |
|---|--|--|
| 1. To provide access. | 1. (a) Footpaths/Sidewalks (b) Green Belts | (a) Each year (b) As opportunity & funds permit |
| | 2. Administer Leon Valley City Code Chapter 24, "Subdivision & Plats" – Park Land Dedication | Continuous |
| | 3. Park Fund Development | Leon Valley Park Foundation created 1994. |
| | | |
| 2. Maximize use of existing facilities. | 1. Expand/improve existing City Park | FY 2003 through FY 2008 |
| | 2. Conduct Annual Need Survey | Continuous |
| | | |
| 3. Maximize diversity | 1. Interlocal agreement with Northside I.S.D. | Continuous |
| | 2. Assist City Pool lessee. | Continuous |
| | | |
| 4. Establish neighborhood parks | Develop additional soccer fields | FY 2004 |
| | | |
| 5. Open space provisions. | 1. Reevaluate landscape ordinance and Park Land dedication. | FY 2003 |
| | 2. Explore dedication of land and Right-Of-Way for parks | Continuous |

ANNUAL AVERAGE DAILY TRAFFIC TXDOT 2002

